

PRESS RELEASE

Cureus builds MEDIKO Seniorenresidenz Barkhausen in Porta Westfalica

112 care places and an outpatient assisted living group with 10 units are being developed to the highest quality standards | Completion of the KfW 40 energy-efficient building scheduled for spring 2023 | Cureus – experienced specialist for care properties develops for its own portfolio | Cureus properties are designed and built with a clear focus on residents' wants and needs | MEDIKO – a SCHÖNES LEBEN Group's specialist care provider – to operate the residence | Approx. 100 new and secure long-term jobs will be created

Hamburg/Hanover/Porta Westfalica-Barkhausen, 12 April 2022. Cureus, an integrated property company specialising in care homes, which builds new properties for its own portfolio, builds the Seniorenresidenz Barkhausen in Porta Westfalica, North Rhine-Westphalia, Germany. Upon completion in early 2023, the facility will be integrated into the Cureus portfolio and professionally operated by MEDIKO, a SCHÖNES LEBEN Group's specialist care provider.

The new care facility will accommodate 112 places for long- and short-term inpatient care on an approx. 6,200-square-metre site at Alte Poststraße 4 in 32457 Porta Westfalica-Barkhausen. In addition, ten units are to be created as an outpatient assisted living group. The building will have four storeys, including three full storeys and a recessed top floor. With a gross floor area (GFA) of approx. 7,140 square metres, the property is being designed and built in accordance with the stringent KfW 40 energy-efficiency standard. Heat will be supplied by a sustainable gas-fired combined heat and power unit (CHP), which will also generate electricity. The modern rectilinear facade with generous glazing will be an architectural eye-catcher and, with its subtle colour scheme, will blend in harmoniously with the surrounding buildings.

Alexander Riedel, the responsible project manager at Cureus, says: "After the necessary demolition work on the old building, we have already completed the foundation and earthworks as well as the construction of the base plate. The shell of the second floor is currently being built. In addition, we are planning and building a new network of footpaths in the vicinity of the new senior residence for the city of Porta Westfalica to optimally connect the neighbourhood. We have also taken up the public's suggestion regarding the parking situation. We will now provide a total of 26 parking spaces at the building. After a construction period of only 18 months, we plan to complete the Barkhausen senior residence during spring 2023, when it will be handed over to our experienced and renowned operating partner MEDIKO."

"We are pleased to be able to expand our range of contemporary and modern care places in the region with Barkhausen and thus meet the constantly increasing demand," says Dirk Lorscheider, Managing Director of MEDIKO. "We have many years of experience in the operation of senior residences and would like to enable our customers to lead a self-determined, level and age-appropriate, beautiful life. In addition to high-quality service and innovative and progressive concepts for seniors with care and nursing needs, our company

philosophy also focuses on very good working conditions for our employees. In the coming months, we will also start looking for employees. We attach great importance to a motivating working environment and appreciative treatment of our employees." The new senior residence will create about 100 modern, crisis-proof jobs in full and part time."

Prospective residents and employees can already find out more and apply at info@mediko-gruppe.de.

Residence with a wide range of services and leisure activities

The ground floor of the new Seniorenresidenz Barkhausen will be home to a foyer with reception area and lounge, a fresh food restaurant with terrace, a hair and chiropody salon and a fireside lounge. In order to open up the building and integrate residents socially into the neighbourhood, the restaurant and hair salon/chiropodist's will also be accessible to members of the surrounding community. One section of the ground floor is reserved for the 10 outpatient assisted living units, which can be accessed via a separate entrance. Each unit is wheelchair-accessible and, in addition to a spacious living room and bedroom, also has its own bathroom and kitchenette. The units have floor plans of between 29 and 34 square metres.

The 112 care rooms are divided into six smaller familial living groups on the two full floors and the recessed floor above. The bright single rooms with private bathrooms are all completely barrier-free and 41 of the rooms are specially designed to meet the needs of wheelchair users. Residents have the option of furnishing some of the rooms themselves to create a personal, homely atmosphere and add an extra touch of comfort. Each of the six living groups has its own communal kitchen and living areas with balcony access. Therapy rooms and a nursing and wellness bath will also be available.

A high-quality landscaped garden with ample greenery will add to the feel-good atmosphere. In addition to a spacious communal terrace, there will also be plenty of areas for rest and relaxation.

Ideal location for residents, guests and staff

The new senior residence is located at the intersection of Alte Poststraße/Portastraße/Fährstraße. This is a fairly vibrant neighbourhood and has good transport links to the centre of Porta Westfalica. The Weser beach and the Wiehengebirge recreation area, Goethe open-air theatre and Kaiser Wilhelm monument are all within easy walking distance. There are 26 car parking spaces and ten bicycle stands on the grounds, guaranteeing easy accessibility for visitors and staff.

High-quality construction to proprietary Cureus standard

The new MEDIKO senior residence Porta Westfalica-Barkhausen is designed and will be built in accordance with the Cureus standard for system care homes. This places great importance on uniform, high quality standards and is oriented, among other things, towards the requirements of the operators, focusing on the residents and care staff. In this way, the structural processes and all properties are optimised from the inside to the outside: This concerns, for example, the size and arrangement of rooms to optimize space and walkways. Cureus care homes are also designed and equipped for maximum utility: interior corridors benefit from as much daylight as possible, every room has floor-to-ceiling windows that provide attractive views of the surrounding area, and the modern bathrooms and window fronts always follow the same standardised system approach. Each complex's architecture and facade incorporate individual touches and are constructed to the highest quality standards, integrating seamlessly into their surroundings. The Cureus system approach also prioritises sustainability,

both in terms of a care home's long-term economic viability and its impact on the environment. All Cureus care homes are, for example, constructed in accordance with the 'Effizienzhaus-40-Standard' (former KfW 40 energy-efficiency standard), while the bulk procurement of floor coverings or elevator systems, for example, ensures cost synergies and long-term maintenance contracts covering several properties also reduce costs for care home operators. The constant review and optimisation of the Cureus system care home standard guarantees the construction of care homes that truly meet demand.

Giving care the space it needs

Many people are aware of the shortage of nursing staff and are actively implementing appropriate measures to solve the shortage, but there is little awareness of the undersupply of nursing homes. According to a recent study by bulwiengesa ([found here](#)), up to 600,000 new care places need to be built across Germany by 2040, but construction is lagging behind. Cureus is constantly on the lookout for new plots of land to implement its proprietary system approach and accelerate the construction of modern care facilities. Property offers can be sent to ankauf@cureus.de at any time.

Images of the project



Image title: Visualisation project senior residence Porta Westfalica-Barkhausen, North Rhine-Westphalia, a project of Cureus

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Whitepaper „Optimised, unique, scalable – care home properties following a system“ (only available in German)

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About Cureus GmbH

Cureus GmbH is based in Hamburg and is an integrated property company in the German care home sector with more than 15 years of experience and a team of c. 140 employees developing properties for the portfolio managed by Cureus.



With the “system care home” – named as "[Outstanding Innovation](#)" by the industry association ZIA – Cureus has developed an innovative new standard for full inpatient care and assisted living facilities, which can be implemented as a scalable, location-agnostic solution. Aligned to both current legislative requirements and the needs of operators, residents and local authorities, the senior residences and care homes developed by Cureus GmbH establish new, uniform standards and represent a highly efficient product that combines greater cost effectiveness in care with improved quality of living and service. www.cureus.de/en

About SCHÖNES LEBEN Gruppe / MEDIKO Pflege- und Gesundheitszentren GmbH

The SCHÖNES LEBEN Group is one of Germany's leading residential and nursing care home operators. The company's mission is to support seniors to live independently in high quality surroundings with best-in-class care services. The company's guiding principles include peace



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of mind, joie de vivre, service and respect. Founded in 2017, the SCHÖNES LEBEN Group currently employs several thousand care professionals across Germany. The company's innovative residential and care home concepts create completely new perspectives for residents to shape and enjoy their lives. The Group's specialist care subsidiaries, compassio, the Gut Köttenich Group, A+R Betriebsgesellschaft, MEDIKO Pflege- und Gesundheitszentren GmbH and Spies KG, have established a state-of-the-art, high-quality network of almost 100 care facilities across Germany. The SCHÖNES LEBEN Group is a member of the portfolio of companies owned by the independent private equity investment group Waterland. www.schoenes-leben.org

MEDIKO Pflege- und Gesundheitszentren GmbH is a regional and sustainably growing service provider in the field of care. MEDIKO operates nursing and senior residences, house communities, day care facilities and senior-friendly flats. Starting from the company headquarters in Hanover, the company concentrates on the federal states of Lower Saxony, North Rhine-Westphalia, Hamburg, Mecklenburg-Western Pomerania, Brandenburg, Saxony-Anhalt and currently operates 28 facilities. By the end of the year, 35 residences will be in operation. www.mediko-gruppe.de

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