



PRESS RELEASE

Cureus and Vitanas start cooperation – first location in Berlin planned as a replacement building

- **Cureus and Vitanas enter into strategic partnership**
- **Cureus specialises in the construction and management of care properties**
- **Vitanas is the top operator in Germany**
- **Together, Vitanas and Cureus focus on the needs of residents**
- **First joint location in Berlin planned as a replacement building**

Hamburg/Berlin, 16. December 2024. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, and Vitanas, one of Germany's largest private care home operators with over 50 years of experience, will be joining forces in future. The cooperation includes both the development of new care locations and the construction of replacement buildings for existing properties in order to make them fit for the future. The Vitanas Senioren Centrum Am Schäfersee at Stargardtstraße 14 in 13407 Berlin-Reinickendorf marks the start of the partnership. The challenge at this location is to implement an innovative neighbourhood concept without interrupting operations. The property with the existing building has already been acquired by Cureus.

The other contractually agreed locations for new buildings are in Lower Saxony, Schleswig-Holstein and Brandenburg. All details on the respective projects will be published in due course.

'High growth operators are currently increasingly on the lookout for project developers and constructors capable of building,' says Christian Möhrke, CEO of Cureus, and explains: 'The current market situation has caused almost all project developers in the care segment to scale back their activities considerably or cease them altogether. Anyone who wants to grow as an operator or needs to replace buildings now faces the major challenge of finding efficient partners in this specialised segment. We are continuing to develop and build our modern, high-quality system care properties to high energy standards and are delighted about the cooperation we have now entered into with Vitanas, an established operator on the German market. This also marks the first location for Cureus in Berlin.'

Nicol Wittkamp, Managing Director of the Vitanas Group, emphasises: 'Growth is important for the company. Nevertheless, we are taking a measured approach to the development of additional locations and can thus make the best possible use of our organisational structures, which have been optimised over the years. This enables us to open new regions outside the existing Vitanas clusters without losing sight of the existing facilities. The modern standard of Cureus' system care properties, which are geared towards sustainability, is particularly in line with our expectations.'

Well thought-out standard ensures individuality and the highest construction quality

All new Cureus buildings are being constructed in accordance with the Cureus standard for system care properties. 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. This approach fits in perfectly with Vitanas' mission statement "People take centre stage".

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](#)) and the current destatis care projection 2023, up to 650,000 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.

Downloads



Photo Christian Möhrke, CEO Cureus

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Photo Nicol Wittkamp and Silke Erdle (f.l.t.r.), Management Directors Vitanas Gruppe

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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 has its operational headquarters in Hamburg and, with more than 15 years of experience and a team of around 135 employees, is an experienced integrated property company with special expertise in care homes in Germany that develops and manages its own property portfolio actively, while repeatedly selectively putting individual properties up for sale.



CUREUS

With its “system care home” standard, Cureus has developed a unique standard for care homes for inpatient care and assisted living, which can be implemented as a scalable solution independent of location. Based on the current legal requirements as well as the needs of operators, residents, and communities, Cureus is establishing new, consistent quality standards with its system care homes. The company is thereby offering a highly efficient product, which combines higher cost-efficiency at lower cost structures with improved living and service quality in the care sector. www.cureus.de/en

About Vitanas GmbH & Co. KGaA

Vitanas currently operates 42 senior centres throughout Germany with various forms of residential and nursing care (full inpatient care, serviced living, shared apartments, day care), a geriatric clinic, six outpatient services, two psychiatric and one curative education facility. The service portfolio is supplemented by the Vitanas Academy – a state-recognised nursing school - as well as the services offered by the subsidiaries Vitanas Facility Services and Vitanas Clean. Around 5,000 employees at all of the Group's locations lovingly care for residents, clients, patients and tenants around the clock. Vitanas continues to expand, with two projects currently under construction and two more in the planning stage. The Vitanas Group will celebrate its 55th anniversary in 2024. www.vitanas.de

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