

## PRESS RELEASE

# **Cureus starts construction of around 170 care places in Solingen with modern home concepts – Libento Seniorenresidenzen becomes operator**

- **Senior residence with 80 places, house community with 70 places and outpatient daycare places with 18 care places planned**
- **Public restaurant, hair salon, laundry and fireside lounge**
- **Completion and launch of the two buildings in sustainable KfW 40 construction planned for Q1 2023**
- **Cureus – experienced specialist for care real estate builds and integrates property into their portfolio**
- **Cureus system care homes specially designed to meet the needs of residents**
- **Libento Seniorenresidenzen will operate the residence**
- **About 110 new, crisis-proof jobs to be created in Solingen**

**Hamburg/Winsen (Aller)/Solingen, 30 September 2021.** After receiving the building permit, Cureus GmbH will now begin clearing work and the construction of a senior residence and a house community with outpatient day care at Beethovenstraße 183 in 42655 Solingen-Dültgenstal in the coming days. The complex will be operated by Libento Seniorenresidenzen. The properties will remain in the Cureus portfolio after completion.

Two U-shaped buildings are being built on the approx. 9,000-square-metre site, which will meet the increasing demand for care places in Solingen with contemporary forms of living. In the northern part of the site, one building will house the community with 70 residential units and an 18-place outpatient daycare centre. In the southern part, another building is planned with a modern senior residence for inpatient and short-term care with 80 care places. All buildings will be constructed according to the energy-optimised KfW 40 standard, and the heating will be provided in an environmentally friendly manner by a combined heat and power unit (CHP), which will also generate electricity for the senior residence. The straight-lined and modern facades will be an architectural eye-catcher and their colour scheme will blend harmoniously into the surrounding environment.

“We are now starting to clear the site and will then begin the earthworks and excavation for the basement floors. The structural work should start around the turn of the year, so we expect completion and handover to our experienced operating partner Libento Seniorenresidenzen

by Q1 2023 after only 18 months of construction”, says Sebastian Warz, Project Manager at Cureus.

“Our goal is for our residents to live self-determined lives according to their own lifestyles in a warm and protected atmosphere”, says Anja Marquardt, Managing Director of Libento Seniorenresidenzen, “to achieve this, we are creating spaces for encounters, community and socialising, and we are particularly keen to maintain family and regional network structures. We also focus on attractive working conditions for our staff, as they are closely linked to our care standards”. A total of around 110 new and crisis-proof jobs will be created in the complex. Libento Seniorenresidenzen currently also operates a senior residence in Wuppertal. Interested residents and employees can contact Libento now at 05143 9810-0 or by email (kontakt@libento-pflege.de).

### **Senior residence with public restaurant, laundry, hair salon and fireside lounge**

The senior residence in the southern building will extend over three floors on around 4,100 square metres of living, usable and communal space. The 80 single rooms are completely wheelchair accessible and also have their own bathroom. It is possible for residents to furnish the rooms themselves in order to maintain privacy and as a place of retreat. Each floor has two shared units with their own kitchen and lounge. On the ground floor, a special living group for dementia patients is planned with direct access to the garden, which is tailored to their needs. Paths here, for example, are laid out in a spiral so that the residents can move around safely even without supervision. Furthermore, a restaurant with a terrace and a fresh kitchen on the ground floor will welcome residents, guests and the public, thus opening up the building to the neighbourhood. A lounge-like fireplace room with a library, a hair salon and a laundry round off the facilities for the residents.

### **Living group with modern residential scheme and outpatient daycare places**

The outpatient daycare centre with 18 places will be built in a part of the ground floor of the living group on approx. 380 square metres with separate access. In addition to a communal room with kitchen, therapy and relaxation room, there will also be a therapeutic bathroom with bathtub.

The living group with its three residential groups is spread over the ground floor and the two upper floors and comprises around 3,400 square metres of living, usable and communal space. It has 70 wheelchair-accessible single rooms with en-suite bathrooms. Here, too, the rooms can be furnished by the residents themselves in order to maintain privacy and as a place of retreat. Each living group also has a communal area with its own spacious kitchen. An in-house laundry is also part of the offer. “The difference between this alternative form of living and the classic residence is the inclusion of the residents in the daily housekeeping”, says Anja Marquardt. “Thus, the residents participate much more in housekeeping, for example by helping with the laundry or actively participating or at least passively participating in the preparation of meals and setting the table. In this way, they are much more active together and do not just get the food served. Our nursing staff coordinates and supports the work as needed”.

Terraces on both buildings connect the living area with the spacious garden, which will enhance the residents’ experience with exercise facilities and quiet zones. There will also be 36 car parking spaces and bicycle storage facilities on the property. Together with the bus stop only 300 metres away, the transport connection for visitors and staff is thus optimal.

The new complex will be designed and built in accordance with the Cureus standard for system care homes. This standard is based on exacting and uniform quality standards and is oriented

to the needs of all stakeholders, including care home operators and residents. Care homes built to the Cureus standard are optimised in all respects. 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 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 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.

### Images of the project



**Image title:** Visualisation Seniorenresidenz Solingen, North Rhine-Westphalia, a Cureus GmbH project

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### About Cureus GmbH

Cureus GmbH is based in Hamburg and is one of the leading integrated property companies in the German care home sector with more than 15 years of experience and a team of c. 120 employees developing and managing properties for the Cureus portfolio. 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 and residents, 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. <https://cureus.de/en>

### About Libento Seniorenresidenzen GmbH

Libento is a young company and, as a cluster of Pflagemotive GmbH, a strong partner in the care and support of senior citizens in need of care. Libento Seniorenresidenzen GmbH offers seniors a new home – tailored to their individual and care needs. This means: the residents do not adapt to their new home, but Libento adapts to the residents. In this way, care processes are organised flexibly and geared to the needs of the residents. Furthermore, at the centre of our thinking is the concept of community, to which we all belong – the management as well as our staff and the residents, but also the neighbourhood in which our facilities are located. We want to actively promote contact and exchange between all those involved. Libento is active as an operator in senior residences in Alfter, Swisttal-Heimerzheim, Wuppertal and Solingen. <https://libento-pflege.de/>



**CUREUS**

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