

PRESS RELEASE

Cureus completes Belia Seniorenresidenz Altenessen with around 150 care and assisted living units

- **107 care places for full, short-term and respite care, 22 assisted living units and day care with 18 places completed**
- **Public restaurant and café, laundry, hairdresser, therapie room and fireside lounge in the complex**
- **Completion in sustainable KfW-40 construction and start of operations still planned for January 2024**
- **Cureus – experienced specialist for care properties was general contractor**
- **Cureus properties focus on the needs of the residents**
- **Belia Seniorenresidenzen is operator**
- **Approx. 100 new and crisis-proof jobs have been created in Essen-Altenessen, employees can still apply for jobs**
- **Those interested in one of the care places can register now**

Hamburg/Winsen (Aller)/Essen-Altenessen, 26 January 2024. Cureus, an integrated property company that specialises in developing and actively managing its own inpatient care home portfolio, has completed the new Belia Seniorenresidenz Altenessen at Altenessener Straße 344-348/Wilhelm-Nießwandt-Allee 67-69 in 45326 Essen-Altenessen (North Rhine-Westphalia) and handed it over to the operator Belia Seniorenresidenzen GmbH. The opening is planned for January 2024. Cureus itself was the general contractor for this project.

"The new senior residence in Altenessen has been built to our modern standard of system care property and, with its red brick façade, harmoniously closes the gap in the perimeter block at this central intersection in Altenessen," explains Uwe Poganiatz-Heine, project manager at Cureus. "Our standard focuses on the needs of the residents and aims to ensure that they not only feel very well looked after, but also feel comfortable in and with the building. We would like to thank everyone involved in the construction and our long-standing operator partner Belia Seniorenresidenzen, and wish all residents and staff a good time in this sustainably designed property."

"This is now our second location in Essen in addition to the Belia Residence in Holthausen," says Andreas Anspach, Managing Director at Belia Seniorenresidenzen, who is pleased about the successful expansion of the care services in the city of Essen. "With our concept of

'open residences', we promote the residents' social and community contacts with the local neighbourhood. In addition to quality care and nursing, we offer an attractive programme of events and leisure activities to ensure that our residents feel completely at ease - true to our motto 'Belia - Better living in old age'. You can still register with us for a care place. We also focus on our employees, as they are the foundation for high-quality care. We are still looking for support in the areas of nursing and care, housekeeping, administration and building services to expand our operations. Applications are still possible."

Living and working at Belia in the senior residence Altenessen

The senior residence has created around 100 new and, above all, secure, crisis-proof full-time and part-time jobs on site; interested parties can find all the information here: [Jobs \(belia.de\)](https://belia.de) or apply directly at bewerbung@belia.de.

Anyone interested in one of the care places in the fully inpatient long-term and short-term care, in the day care or for one of the assisted living flats can find further information on the offer and contact details on the website of the senior residence <https://belia.de/essen-altenessen/die-seniorenresidenz>. You can also call 05143 9810-0 or send an e-mail to info@belia.de.

Belia Seniorenresidenz Altenessen combines hotel character and comprehensive service

A modern building was constructed on the approx. 4,000 square metre site to close the gap in the existing perimeter block development in accordance with the extremely energy-efficient KfW 40 standard. A combined heat and power unit (CHP) heats the completely barrier-free senior residence and simultaneously produces electricity for the approx. 11,000 square metres of gross floor area (GFA). The residence now extends from the underground car park with 44 parking spaces over the ground floor, four upper floors and a staggered storey.

The ground floor welcomes residents and guests with its hotel-style lobby, a fireplace lounge/library, and a range of amenities including a hair salon, therapy rooms and laundry. A café in the entrance area and the in-house restaurant will offer freshly prepared cuisine and they will also be open to the public. The restaurant is equipped with a terrace, creating a pleasant connection to the senior residence's garden. The residence's ground floor is also home to the 18-place day care centre, which has its own entrance and includes a spacious lounge with kitchen for a variety of group activities, and also offers direct access to the garden. Therapy and gymnastics rooms, plus relaxation rooms and a nursing bath, round off the ground-floor facilities.

Residents of Belia Seniorenresidenz Altenessen is accommodated in 107 modern single rooms with private bathrooms, own telephone, internet and television connection on the upper floors, including 91 rooms that are fully wheelchair-accessible. All rooms can be individually furnished by the residents to create a homely ambience and a private retreat. The residence is divided into eight living groups, each with its own lounge area and kitchen, creating a more intimate, family-like atmosphere for the residents.

A total of 22 assisted living apartments is located on the outer wings of the residential floors. These apartments are conveniently accessible from the first floor via elevators and feature modern floor plans in a quiet location within the building. The sizes range between 35 and 76 square metres, and each unit has a living room and bedroom, a bathroom, a hallway, a

storage room and a balcony or terrace, depending on the size. Further details can be requested at info@belia.de.

"Our aim is to create living spaces of encounter, community and sociability for people in need of care at all Belia locations," explains Andreas Anspach from Belia. "We are now combining this here via the assisted living flats, the day care centre and the senior residence in a joint residential complex. Our open house concept with its openness to the neighbourhood also enables our residents to participate in social life in the surroundings of the new Belia senior residence."

Ideal location and high-quality construction

The immediate area around the new Belia Seniorenresidenz Altenessen is home to a large number of shops, doctors, social and leisure amenities, as well as boasting outstanding transport connections. With an underground station and bus stops pretty much on the doorstep and convenient links to central Essen, the new residence will offer unbeatable accessibility for residents, visitors and staff. A total of 51 parking spaces are available in the underground parking garage and courtyard car park, five of which are wheelchair-accessible. The residence will also be equipped with 40 bicycle parking spaces.

Nearby parks and green spaces will entice residents and visitors to go for a stroll, while the park-like courtyard with its circular path and attractive planting and design will also be available to all residents for exercise, to relax and to get socialise.

The new building has been designed and 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, most of the rooms have 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', 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 & Downloads



Photo project team handover Belia SR Altenessen, f.l.t.r.: Mr Röhr (Quality Manager Building Services Belia), Mr Anspach (Managing Director Belia), Ms Wennekers (Nursing Director Belia), Ms Herden (Site Manager Cureus West), Mr Wieschollek (Managing Director Cureus West), Ms Buba (Site Manager Cureus West), Mr Poganiatz-Heine (Project Manager Cureus), North Rhine-Westphalia, a project

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

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About Belia Seniorenresidenzen GmbH

Belia stands for "Better living in old age". This means living self-determined and according to one's own habits in a warm and protected atmosphere. Belia creates living spaces of encounter, community and sociability for people in need of care and assistance and attaches particular importance to maintaining family and regional network structures. The company operates senior residences, home-sharing and day-care facilities in the Ruhr region and the Lower Rhine area. All facilities have good accessibility, a lively infrastructure and modern architecture. Single rooms and top facilities for the benefit of our residents, employees and guests are a matter of course for the company. www.belia.de

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.

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

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