

PRESS RELEASE

Cureus announces completion of **compassio Seniorenresidenz Lengerich** with c. 150 care and residential units

80 state-of-the-art inpatient care places, 49 assisted living apartments and 18 day care places | Two buildings constructed to KfW 40 energy-efficiency standard | Cureus is an active care property portfolio holder | Properties focus on the needs of the residents | compassio, the SCHÖNES LEBEN Group's care specialist, to operate the new residence | Around 100 new and secure jobs have been created – recruitment now underway | A number of care places and apartments are still available

Hamburg/Hanover/Lengerich, 24 February 2023. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, handed over the new inpatient care facility Seniorenresidenz Lengerich at Schulstraße 46 in 49525 Lengerich to the operator compassio, a member of the SCHÖNES LEBEN Group, at the beginning of 2023. At the beginning of February, the second part of the building with assisted living and day care was handed over. The handover means that the residence is now fully operational. MBN GmbH acted as general contractor for the entire project.

“It was a genuine partnership from the signing of the contract in January 2021 to final acceptance at the end of 2022. A big thank you to everyone involved in the construction”, says Carsten Völkerding, the responsible branch manager of MBN GmbH.

“The new senior residence's two-part complex was built in 18 months in accordance with our state-of-the-art system care home standards and architectural guidelines”, says Sebastian Warz, project manager of Cureus. “Modern, well-proportioned care rooms with generous glazing, combined with a bright, friendly facade, make this a residence to truly feel at home in. And, with compassio on board as the new residence's vastly experienced operator, we know the new property is in the best possible hands. We would like to thank everyone who has been involved in construction for ensuring that the project has been implemented so smoothly and wish its residents and the compassio team all the best in their brand-new senior residence!”

“We are delighted by the successful completion of our latest residence in North Rhine-Westphalia and would like to take this opportunity to thank the team on site and the employees in all of the departments of compassio Holding for their invaluable support”, says Maria Luise Paul, Regional Manager at compassio. “The first residents moved into the new senior residence in mid-January and have already settled in to their extremely comfortable new home. With our proven concept of ‘open residences’, we promote social contacts between residents and members of the local community. At the same time, we offer an attractive programme of events and activities to make sure our residents feel completely at home here. We also focus on our staff, as they are the foundation for high-quality care. We are also committed to the well-being of our staff, as they are the foundation of our high-quality care services. The team that was in place for the start of operations has already settled in well, and we are still looking for reinforcements as occupancy levels increase and day care operations commence”.

Living and working in compassio Seniorenresidenz Lengerich

There are still a number of care places available for full inpatient permanent and short-term care, plus a few assisted living units. Prospective residents can find more information and contact details on the senior residence's website www.lengerich-seniorenresidenz.de.

The new senior residence will create around 100 new and, above all, secure jobs. These are primarily positions for nursing specialists and assistants. "Despite the tight labour market and competitive situation, we are highly optimistic that we will succeed in attracting employees from Lengerich and the surrounding area", explains Maria Luise Paul. "compassio is an attractive, secure and reliable employer that operates in a crisis-proof, growing industry. In addition to permanent positions, attractive remuneration and ample training and further education opportunities, we offer our employees a comprehensive package of additional benefits, such as discounted shopping via our employee portal, an attractive company pension scheme, childcare costs, and a travel allowance. As a brand-new incentive, we also offer JOBRAD bicycle leasing. In addition, we offer optimal working conditions in our care facility in Lengerich. The modern building offers a pleasant working environment, and state-of-the-art equipment facilitates all work processes", adds Maria Luise Paul. Potential employees can apply by email to info@lengerich-seniorenresidenz.de.

compassio Seniorenresidenz Lengerich with extensive care and service offer

The new complex comprises two buildings with different utilisation components and offers a comprehensive, modular range of services for seniors and those in need of care. The main building along Schulstraße is home to 80 inpatient care places in single rooms, plus ten assisted living apartments. On the ground floor, a restaurant with fresh cuisine, a hair salon and chiropody service are also open to members of the local community, thereby strengthening ties between the residents and their neighbours. The second building, located on the eastern side of the site, is designed as an apartment building and has 39 assisted living units. A day care facility with 18 places is located on the ground floor of the apartment building.

The modern design and clear architectural vocabulary ensure that the buildings blend harmoniously into the surrounding residential neighbourhood. Special attention has been paid to the design of the outdoor facilities. Spacious green spaces offer residents plenty of opportunities for relaxation and socialising. The senior residence and apartment building are also equipped with a combined 63 parking spaces.

Building in accordance with high-quality, individual standard

The new buildings of compassio Seniorenresidenz Lengerich have 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, 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', 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 ([details 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 & Downloads



Visualisation compassio Seniorenresidenz Lengerich, North Rhine-Westphalia, a Cureus project

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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 165 employees, is an experienced integrated property company with special expertise in care homes in Germany that develops and manages its portfolio itself.

With the “system care home” standard Cureus has developed a unique standard for homes for inpatient care and assisted living, which can be implemented as a scalable solution independent of the 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 SCHÖNES LEBEN Group / compassio Lebensräume & Pflege

Our mission is to enable people to live a self-determined, high-standard and safely cared-for life. Safety, joie de vivre, service culture and appreciation are the values by which we act. Several thousand employees of the SCHÖNES LEBEN Group have been working for people across Germany since 2017. We implement innovative living concepts that surprise and open up completely new perspectives for our residents to shape and enjoy their lives. Our care specialist compassio Lebensräume & Pflege already has an exceptionally modern and high-quality care provision network. In future, you will find us at 100 selected locations throughout Germany. The SCHÖNES LEBEN Group is a portfolio company of the independent private equity investment company Waterland. www.schoenes-leben.org.



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