

PRESS RELEASE

Cureus and Belia place topping-out wreath over historic facade for Belia Seniorenresidenz Luisenstraße in Herne-Horsthausen

- **Topping-out ceremony held on 9 March 2023**
- **84 places for long-term, short-term and respite care, incl. living community for residents with dementia**
- **Designed and being built to KfW 40 energy-efficiency standard until year end 2023, opening planned for beginning of 2024**
- **Cureus – experienced specialist for system care homes acting as general contractor**
- **All Cureus properties have a key focus on the needs of residents**
- **Belia Seniorenresidenzen will operate the new residences**
- **c. 65 new and secure jobs will be created in Herne, recruitment just underway**
- **Prospective residents can already apply for care places**

Hamburg/Winsen (Aller)/Herne-Horsthausen, 9 March 2023. Cureus, an integrated property company that specialises in developing and actively managing its own inpatient care home portfolio, and Belia, as the future operator of the Luisenstraße senior citizens' residence in Herne-Horsthausen, today hosted a topping-out ceremony. Among the guests were Herne's Lord Mayor Dr. Frank Dudda and Kai Gera, First Mayor of the City of Herne. The traditional ceremony featured a topping-out wreath, speeches, and the hammering in of the final nail into the roof structure. About 50 visitors enjoyed food and drink after the ceremony and were keen to find out more about the new senior residence. The construction site is located at Luisenstrasse 35 in 44628 Herne. The site formerly housed the administrative headquarters of the "Friedrich der Große" coal mine and later the district church office. The west facade of the former main building as well as the surrounding park with its representative avenue and the two gate houses are listed and will be preserved. Cureus is itself the executing general contractor.

"At the beginning of this construction project, we carefully demolished the old buildings and, at great expense, ensured the protection of the listed western facade of the former administration building," explains Kathrin Ufken, project manager at Cureus. "Now this component will be harmoniously attached to our new building, and in the future, residents will then be able to access the spacious, historic park from the restaurant of the residence through this preserved facade. Today, of course, we would like to celebrate the progress of construction in the

traditional way with all those involved in the building work and express our thanks to them for what they have achieved so far. With the completion of the roof, we are now independent of the weather and can now fully tackle the interior work. I am optimistic that we will be able to hand over to our proven, professional operating partner Belia at the end of 2023."

Andreas Anspach, Managing Director at Belia Seniorenresidenzen, also thanks the teams on the construction site and is pleased with the progress of the project: "A unique building ensemble with a feel-good character is being created here, which will be characterized by high-quality, age-appropriate interior design and exterior architecture as well as friendly, modern and senior-friendly living areas. The opening is planned for the beginning of 2024. With the "open residences" concept, we promote social and societal contacts between residents and the local environment. In addition to quality in care and nursing, we offer an attractive program of events and leisure activities to ensure that our residents feel completely at home - true to our motto, 'Belia - Better living in old age'."

Living and working at Belia in the Luisenstraße senior residence

The allocation of care places has already begun. Interested parties can contact Belia at 05143 9810-0 or by e-mail at info@belia.de informieren and register.

Interested employees can also apply by mail to bewerbung@belia.de. A total of around 65 new and crisis-proof jobs will be created in full and part time in the areas of nursing and care.

Modern senior residence with comprehensive care and service package

The completely barrier-free senior residence will have around 5,500 square meters of gross floor area (GFA) and extends from the ground floor over three upper floors and a recessed top floor. The ground floor welcomes residents and guests with its hotel-style lobby, lounge with library, and an attractive selection of services including a hair salon, therapy rooms and an in-house laundry. The restaurant with fresh cuisine will also be open to the public. The restaurant's terrace links the new residence to the leafy and green historic park, which extends to the west.

The residence will accommodate a total of 84 wheelchair accessible single rooms with private bathrooms, all designed and finished to the highest modern standards. Here too, residents will be able to furnish their own rooms to create a private, homely atmosphere and add to the cosy comforts. A living group on the recessed top floor has eleven places and has been specially designed to satisfy the daily needs and routines of residents with dementia.

The residence will be constructed in accordance with the stringent KfW 40 energy-efficiency standard. A combined heat and power plant (CHP) will heat the residential complex with biogas and simultaneously produce electricity on site. In architectural terms, the building will also be particularly in tune with its surroundings: In particular, the straight-lined and bright facade design will harmonize with the preserved historic facade to create an eye-catching local landmark.

In the surroundings of Belia Seniorenresidenz Luisenstraße in Herne-Horsthausen there are a variety of shopping facilities as well as doctors, social and leisure facilities. The location is optimally connected in terms of transport via the nearby bus stop and train station. This makes the residence optimally accessible for residents, visitors and staff. 15 car parking spaces in the courtyard, two of which are handicapped accessible, and ten bicycle parking spaces will be available.

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 ([find 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



Photo topping-out ceremony Belia Seniorenresidenz Luisenstraße in Herne-Horsthausen, f.l.t.r. Marion Wieschollek (Cureus), Kai Gera (First Mayor Herne), Christoph Laube (Belia), Dr. Frank Dudda (Lord Mayor Herne), Kathrin Ufken (Cureus), North Rhine-Westphalia, a project of Cureus

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Visualisation Belia Seniorenresidenz Luisenstraße in Herne-Horsthausen, view of the listed west façade, 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 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 160 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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