

PRESS RELEASE

Cureus completes Libento senior residence in Heimerzheim with 80 care places

- **80 care places according to modern standards have been created in five residential groups**
- **Facilities: restaurant with terrace and fresh kitchen, fireplace lounge with library, nursing bath, in-house laundry, dementia floor**
- **Opening on 17 April 2023**
- **Building complex meets energy-efficient KfW 40 standard**
- **Libento Seniorenresidenzen GmbH is the operator**
- **Cureus properties focus on the needs of residents**
- **Around 80 new, crisis-proof jobs have been created, new work colleagues are warmly welcomed**
- **Allocation of care places continues**

Hamburg/Winsen (Aller)/Swisttal-Heimerzheim, 28 April 2023. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, completed the new Libento senior residence Heimerzheim at Kölner Str. 33a, 53913 Swisttal (North Rhine-Westphalia) and handed it over to the operator Libento Seniorenresidenzen GmbH. The opening took place on 17 April 2023.

"The new senior residence has been built in accordance to our modern standard of system care real homes," explains Karim Abdel-Rehim, responsible project manager at Cureus. "This standard focuses on the needs of the residents and is intended to ensure that they not only feel very well cared for, but also feel comfortable in and with the building. Unfortunately, the project completion suffered a severe setback due to the extreme summer floods of 2021, many parts of the building were destroyed or damaged, so that we are now only able to announce completion with a delay of about one and a half years. Especially under these difficult conditions, our thanks go to all those involved in the construction and our operating partner Libento Seniorenresidenzen, we wish you a good time with this sustainably designed property."

"In Heimerzheim, too, our care services will follow the approach 'Joy. Together. Live.'," says Andrea Willigerod, Managing Director of Libento Seniorenresidenzen. "Because we understand that we are all part of an even larger community and run our facilities in a sustainable and environmentally conscious way. We create a culture of active participation and involve everyone: our residents, our staff and the neighbourhood of our facilities." About 80 new and crisis-proof jobs have been created at Libento Seniorenresidenz Heimerzheim. An open house concept is also practised, so that some of the services offered by the senior

residence are accessible to the neighbourhood in order to link the residents and the residential environment socially as much as possible.

Opening took place on 17 April 2023 – still last vacancies for care and jobs

The new senior residence opened for operations in April 2023. There are still last vacant care places available for full inpatient permanent and short-term care. Interested residents and staff can contact Libento on 02254 84 99 0 or by email (kontakt@libento-pflege.de).

Sustainable building with strong resident orientation

A modern senior residence with 80 care places has been built on the approx. 3,350 square metre site. The main building, which has a partial basement and a connecting building, has up to three full storeys plus an attic and was built according to the energetically optimised KfW 40 standard. Heating is provided in an ecologically sensible manner by an energy-efficient combined heat and power unit (CHP), which also generates electricity. With its modern façade, an architectural eye-catcher has been created which, with beige-brown clinker brick on the ground floor and the otherwise light colour scheme, blends harmoniously into the surrounding residential development.

All 80 wheelchair-accessible single rooms of the Libento senior residence have their own bathroom and internet connection. It is possible to furnish the rooms yourself in order to maintain privacy and as a place of retreat in consultation with the senior residence. To ensure close social interaction, a total of five independently organised residential floors with associated kitchen and lounge areas have been created.

Furthermore, a restaurant with a terrace and a fresh kitchen has been created on the ground floor of the Libento senior residence with a total gross floor area (GFA) of around 5,000 square metres, which welcomes residents, guests and the neighbourhood. A lounge-like fireplace room with a library as well as a nursing bath and an in-house laundry round off the facilities. The friendly outdoor facilities invite residents to exercise outdoors, but also offer opportunities to linger.

Libento Seniorenresidenz Heimerzheim was built close to nature and yet in the centre of Swisttal-Heimerzheim. Here, various gastronomic offers, banks and shops are in the immediate vicinity. Along the Swistbach, Heimerzheim offers an intact community life with Heimerzheim Castle as the cultural centre of the village south of the senior residence. The bus stop in front of the house makes it easy to reach the surrounding villages of the municipality. Ten parking spaces have been created on the grounds of Libento Seniorenresidenz Heimerzheim, one of which is handicapped accessible. This makes the residence very easy to reach for residents, visitors and staff.

Building in accordance with high-quality, individual standard

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



Visualisation Libento Seniorenresidenz Heimerzheim, 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 Libento Seniorenresidenzen GmbH

Libento is a young company and, as a cluster of Pflegemotive 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. For the employees, Libento offers an innovative working environment, with a new form of workflow organisation (stationary tour planning), modern working tools and intensive career development in all areas. At the centre of our thinking is the concept of community, to which we all belong – the management as well as our staff and 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 the operator for senior residences in Wuppertal, Heimerzheim, Alfter and Solingen. <https://libento-pflege.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 155 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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