

PRESS RELEASE

"SCHÖNES LEBEN Wolfsburg an den Sandkruggärten" completed – Cureus hands over 104 exclusive Service Apartments and Day Care

SCHÖNES LEBEN Wolfsburg an den Sandkruggärten consists of three apartment buildings with 104 exclusive Service Apartments | Day care with 20 places, SCHÖNES LEBEN outpatient nursing service, public restaurant, club room with library and fireside lounge as well as beauty area with hairdresser and manicure are components of the service offer | Completion according to KfW 40 standard | Cureus properties focuses on the needs of the residents | SCHÖNES LEBEN Group, as a specialist for exclusive assisted living, is the operator | Letting of the units of the exclusive assisted living has already started

Hamburg/Ulm/Gladbeck, 8 June 2023. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, has completed and handed over "SCHÖNES LEBEN Wolfsburg an den Sandkruggärten", a modern service living complex consisting of three apartment buildings with 104 exclusive service apartments, a day care and an outpatient nursing service for the SCHÖNES LEBEN Group as operator. The new buildings are located on a 9,550 sqm plot at Sandkrugstr. 42 bis 46 in 38446 Wolfsburg-Reislingen. Olaf Joop Projektbau GmbH acted as general contractor.

"We are very pleased to now be able to provide important and urgently needed living and care capacities for the residents of Wolfsburg on this formerly abandoned company site according to the most modern standards and in appealing architecture," says Rainer Schmitz, project manager of Cureus. "We are certain that with the SCHÖNES LEBEN Group we have also been able to win over an experienced and renowned operator who stands for a completely new concept of exclusive service living and individual care and nursing throughout Germany. We would like to thank everyone involved in the construction and wish the future residents and the SCHÖNES LEBEN team all the best at this new location."

"In a central yet natural location in the Reislingen district, not far from the city centre of Wolfsburg, we are now offering exclusive Service Apartments for people with special needs who love their independence, but who also want to feel individually and securely cared for," says Kip Sloane, Managing Director of SCHÖNES LEBEN Wohnen, and adds: "From summer 2024, they will then enjoy a special place of well-being in our stylish complex, which combines cosiness, security and conviviality with a comprehensive range of services and facilities. In future, depending on individual needs, our residents can look forward, for example, to an extensive range of cultural and sporting services, high-quality culinary delights in the in-house, public SCHÖNES LEBEN restaurant, household support, qualified outpatient nursing and care, day care and much more."

Living and working at SCHÖNES LEBEN Wolfsburg an den Sandkruggärten

Letting of the exclusive Service Apartments with two to three rooms in sizes ranging from 41 to 102 square metres has already begun. All flats have a living room with cooking facilities, bedrooms and storage rooms as well as their own barrier-free bathroom, and some also have a balcony, terrace or their own garden area. Prospective tenants can obtain information on the SCHÖNES LEBEN Wolfsburg website ([see here](#)) as well as free of charge by telephone (0800 7244611) and by e-mail (wolfsburg@schoenes-leben.org).

With SCHÖNES LEBEN Wolfsburg an den Sandkruggärten, a total of approx. 80 secure jobs will be created for Wolfsburg. Potential employees for service and administrative areas as well as for care are also still welcome to contact us at the above contact details.

About „SCHÖNES LEBEN Wolfsburg an den Sandkruggärten“

SCHÖNES LEBEN Wolfsburg an den Sandkruggärten is located in the Reislingen district on Sandkrugstraße and thus only a short distance from Wolfsburg's lively city centre with the Großer Schillerteich. The residential complex, consisting of three buildings and an underground car park below, blends harmoniously into the cityscape and impresses with its modern, urban architecture with generous glazing. High-quality fixtures and fittings and the barrier-free, advantageous floor plan design offer comfortable living on a total of around 14,980 square metres of gross floor area. The residential complex also includes a communal, beautifully landscaped garden. Located in the idyllic inner courtyard, it invites tenants to meet and has attractive rest and relaxation areas on comfortable park benches and with a view of the greenery.

All buildings were constructed from May 2020 to May 2023 in particularly energy-efficient KfW-40 construction. Heating is provided by the municipal district heating network. The flat roofs of the apartment buildings are greened, which serves to retain rainwater and also has a positive effect on the microclimate. All buildings have lifts and communal storage rooms, the spacious underground car park under the complex and the outdoor parking spaces offer space for a total of 121 cars, 18 of the parking spaces are wheelchair-accessible. In addition, 17 bicycle parking spaces have been realised.

The main building was built along Sandkrugstraße in the southern part of the complex. It has three full floors and houses a hotel-like reception area on the ground floor, the publicly accessible restaurant "SCHÖNES LEBEN" with sun terrace, the beauty area with hairdresser and manicurist, a fireside lounge, a library, therapy and activity rooms and the SCHÖNES LEBEN outpatient care service. The modern day care facility with 20 places and separate access is also located here on approx. 350 square metres. Here, guests have access to common rooms with a kitchen and terrace, therapy and relaxation rooms, a cloakroom and sanitary facilities.

In addition, 30 exclusive Service Apartments have been built on the first and second floors of the main building. A further 35 exclusive Service Apartments are located in each of the other two apartment buildings in the complex, which extend over two full floors and a staggered storey. Each of the flats is between 41 and 102 square metres in size and has two or three rooms. The floor plans are designed to be comfortable and practical: The focus is on a living room in combination with a modern equipped kitchen and dining area as well as a spacious bedroom and, if necessary, the third living room. High-quality bathrooms round off each flat. In addition, there are individual storage rooms and some also have a balcony, a terrace or their own garden area. 14 flats are wheelchair-accessible.



The entire residential complex is located close to nature between a mature residential area of single-family houses, an allotment garden and the Krokusplan park. Wolfsburg's city centre with its shopping facilities, doctors' surgeries, leisure, social and cultural facilities is only a few minutes away by car. SCHÖNES LEBEN Wolfsburg an den Sandkruggärten is also optimally connected to public transport. Together with the car and bicycle parking spaces, this ensures very good accessibility for tenants, guests and staff.

Apartment complex built to unique, modern standards

The apartment complex has been designed and built in accordance with the Cureus system approach. 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. 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' (former 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 & Downloads



Visualisation SCHÖNES LEBEN Wolfsburg an den Sandkruggärten, Sandkrugstr. view from west, Lower Saxony, 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 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

About SCHÖNES LEBEN Group

The SCHÖNES LEBEN Group creates a living space of the future for people who want to shape their lives in a sophisticated, self-determined and safe way. The corporate values of safety, joie de vivre, service culture and appreciation are the focus here and are lived with passion every day, because a SCHÖNES LEBEN is valuable for each and every one of us. Since 2017, several thousand employees at almost 100 locations across Germany have been pursuing this goal, always keeping an eye on sustainability aspects for the environment, social issues and corporate governance. The SCHÖNES LEBEN Group sets innovative standards with its completely new concept of exclusive service living, including a wide range of services in areas such as enjoyment, moments of well-being and safety. It offers completely new perspectives for people with special needs who want to actively shape and enjoy their lives in old age. The SCHÖNES LEBEN outpatient care service completes this attractive form of living with heartfelt care and attention when needed. A comprehensive range of inpatient care and nursing services is covered by the already exceptionally modern and high-quality care specialist *compassio Lebensräume & Pflege*. The SCHÖNES LEBEN Group is a portfolio company of the independent investment company Waterland Private Equity GmbH. www.schoenes-leben.org

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