

## PRESS RELEASE

### **Cureus starts construction of senior residence in Wolfenbüttel with approx. 200 care and residential units**

- **131 care places, day care with 20 places and 46 apartments designed to highest modern standards**
- **In-house restaurant, fireside lounge with library, doctor's practice, laundry, hair salon, care bath and therapy room**
- **Completion to sustainable KfW 40EE standard scheduled for spring 2026**
- **DGNB silver certification intended**
- **Cureus specialises in creating care homes with a clear focus on operators and residents**
- **New residence will create approx. 120 new and secure jobs**

**Hamburg/Wolfenbüttel, 28 June 2023.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, has started the construction of a new senior residence in Wolfenbüttel, southern from Brunswick (Lower Saxony). Promising talks are currently being held with a future operating partner. The property will now be built in two parallel construction phases at Adersheimer Str. 9 in 38304 Wolfenbüttel in accordance with the "Adersheimer Straße Südost" development plan adopted in September 2022. Olaf Joop Projektbau GmbH is responsible for the construction work as general contractor. DGNB silver certification is being sought for the building.

"The undeveloped, approx. 7,670 square metre site offers the best conditions for our construction start," says Helge Feuereiß, project manager of Cureus, adding: "The result will be a modern and architecturally appealing complex consisting of two buildings with bright facades and generous glazing, which will be connected via an attractively designed outdoor area. By spring 2026, a modern senior residence and a service residential building with a day care facility will be built in Wolfenbüttel according to the energy-optimised KfW 40 standard, which will also be oriented towards the requirements of the DGNB Silver Certificate.

The care will focus on so-called light to most severe care according to SGB XI, and will not exclude dementia patients. In addition to full inpatient living and care, there will also be an offer of short-term care places, a day care and barrier-free living.

Around 120 modern and secure jobs will be created at Seniorenresidenz Wolfenbüttel.

**Modern senior residence with restaurant, fireside lounge with library, laundry, hair salon, therapy room, nursing bath, and doctor's practice**

The main building, which opens in a U-shape to the inner courtyard, is being built in a barrier-free design with four full storeys along Adersheimer Straße and has a partial basement. It will have a gross floor area (GFA) of around 7,050 square metres and is planned as a sustainable KfW 40 building; the flat roofs will be partially greened. Heating will be provided by an

environmentally friendly combined heat and power plant (CHP), which will also generate electricity for the senior residence. The modern rectilinear facade will ensure that the residence is an architectural eye-catcher, whose colour scheme blends harmoniously with the surrounding buildings.

In addition to a hotel-style lobby and reception, the ground floor of the new senior residence in Wolfenbüttel will also be home to a restaurant with sun terrace, a fireside lounge with library and a hair salon. Furthermore, the property will also have an in-house residents' laundry, a care bath and therapy rooms as well as a doctor's practice. The senior residence will be divided into four living groups, one on the ground floor and one on each upper floor. The living group concept is designed to ensure a homely-family atmosphere for residents. Each living group also has an attractively designed common room with a kitchen and dining area, plus either a terrace or balcony, all of which will help to strengthen social contacts between residents.

Each of the 131 single rooms is being designed and built to the highest modern standards and will be equipped with a private bathroom, an internet, television, and phone connection. Residents will also be able to bring their own furniture and accessories if they wish. 63 of the rooms are also wheelchair accessible and some of the rooms on the ground floor will be tandem rooms, suitable for couples and connected by a shared door. On the first floor, roof terraces invite residents to spend time outdoors.

The park-like outdoor facilities are also available to all residents of the complex as well as the guests of the day care for exercise, to linger and to get together. They connect the residence building with the residential building in the southern part of the plot.

## **Versatile residential offer with extensive services in 46 apartments**

In addition to the residence building, another apartment building is planned with a total of 46 barrier-free flats and a gross floor area of approx. 3,740 square metres on four floors and a stacked floor. On the ground floor, the building will house a day care for 20 guests, accessible via a separate entrance, with living and recreation rooms including a kitchen, rest rooms, cloakroom and sanitary facilities. The 46 flats, some of which are wheelchair-accessible, are spread over all floors. All residential units are generously proportioned, ranging in size from 41 to 71 square metres, and in addition to 1.5 to two rooms for living, sleeping and cooking, they also have a bathroom, a hallway and storage space, as well as a balcony, a terrace or a roof terrace. In future, the flat tenants of the senior residence Wolfenbüttel will be able to book a laundry and cleaning service, caretaker services or lunch individually, in addition to many other services.

As soon as the renting starts, the conditions of the flats and for the services will also be announced.

## **Optimal location and modern building standards**

The location of the new senior residence is about 15 minutes' walk west of the picturesque old town of Wolfenbüttel with around 1,000 half-timbered houses and the historic castle. The Seeliger Park on the Oker, the Stadtgraben and other local recreational and shopping facilities are also in the immediate vicinity. Thanks to the good local transport connections, not only are cultural and social institutions very easy to reach, but the Residence is also easily accessible for residents, visitors and staff. In total, Cureus will create more than 60 parking spaces for cars, some of which will be handicapped-accessible and some public, as well as thirty bicycle parking spaces.

The new senior residence in Wolfenbüttel has been designed and will be 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.

## 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](#)) and the destatis long-term care projection 2023, 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](mailto:ankauf@cureus.de) at any time.

## Images & Downloads



**Visualisation** senior residence Wolfenbüttel, man entrance residence building, Lower Saxony, a Cureus project

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**Visualisation** senior residence Wolfenbüttel, apartment building, Lower Saxony, 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 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](http://www.cureus.de/en)