

## PRESS RELEASE

# Cureus completes compassio Seniorenresidenz Barkhausen with 120 care and assisted living units

**State-of-the-art senior residence with 112 barrier-free single rooms for long- and short-term inpatient care and an outpatient assisted living community with ten apartments for outpatient intensive care completed | Restaurant with fresh cuisine, hair salon, chiropody, fireside lounge, care and wellness bath and laundry facilities on site | Constructed to sustainable KfW 40 energy-efficiency standard | All Cureus properties have a key focus on the needs of residents | compassion, SCHÖNES LEBEN Group's care specialist, is in place as operator | Approx. 100 new and secure jobs have been created – recruitment in care sector still underway | Registrations for care places still being accepted | Care facility opens at the beginning of 2024**

**Hamburg/Hanover/Porta Westfalica-Barkhausen, 18 July 2023.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, completed the new compassio senior residence Barkhausen at Alte Poststraße 4 in 32457 Porta Westfalica-Barkhausen (North Rhine-Westphalia) and handed it over to the operator compassio Lebensräume & Pflege, a member of the SCHÖNES LEBEN Group, on 16 February 2023. Olaf Joop Projektbau acted as general contractor.

The opening by the operator compassio will be delayed and will take place in the first quarter of 2024. compassio's concern is that a fully equipped and fully furnished facility is opened in order to be able to offer the residents a home to feel at home in from day one. The situation on the procurement markets continues to be very tense and difficult. Many of the suppliers with whom compassio has a very good working relationship are experiencing massive delivery difficulties due to material procurement problems and interrupted supply chains. In addition, there is the insolvency of an important supplier, which unfortunately cannot be compensated for in a timely manner. As there are dependencies in the pre-opening process, this leads to delays. The commissioning of a functioning facility will therefore not be possible in a timely manner after handover according to compassio quality standards.

"Barkhausen has gained another much needed and highly attractive senior care facility", says a delighted Kevin Lleshi, project manager at Cureus. "The new care facility has been built according to our state-of-the-art system care home standards and architectural guidelines. Modern, well-proportioned care rooms with generous glazing, combined with a bright, friendly facade, make this a residence to truly feel at home in. With compassio, we have gained an extremely experienced expert for the operation. We would like to thank everyone who has been involved in construction for ensuring that the project has gone so smoothly and wish its residents and the compassio team all the best in this new care facility!"

"We are very much looking forward to the opening of the facility early next year," emphasises Maria Luise Paul, regional manager at compassio. "With our proven concept of 'Open Residences', we promote the social and societal contacts of the residents with the local environment. At the same time, we offer an attractive programme of events and leisure activities so that our residents feel completely at home. But we also focus on our staff, as they

are the foundation for high-quality care. For the start of operations, we are looking for employees in the areas of nursing, care, housekeeping and kitchen. Applications are open immediately at [www.karriere.compassio.de](http://www.karriere.compassio.de)."

## **Living and working at compassio Seniorenresidenz Barkhausen**

Interested parties for nursing places in the long- and short-term inpatient care as well as for the outpatient assisted living community can find more information about the offer and contact possibilities on the website of the senior residence [www.barkhausen-seniorenresidenz.de](http://www.barkhausen-seniorenresidenz.de).

The new senior residence will create around 100 new and, above all, secure on-site jobs. There are vacancies for care and support staff, mainly in the area of nursing and care. "Despite the tight labour market and competition for the best care givers, we are extremely confident that we will succeed in attracting employees from Porta Westfalica and the surrounding area", explains Maria Luise Paul. "compassio is an attractive and highly regarded employer. In addition to permanent employment contracts, attractive remuneration and numerous training and further education opportunities, we offer our employees a comprehensive package of additional benefits, including discounted shopping opportunities at top conditions via our employee website, a subsidy for the 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 Barkhausen. The modern building offers a pleasant working environment, and state-of-the-art equipment facilitates all work processes", adds Maria Luise Paul.

## **compassio Seniorenresidenz Barkhausen with extensive care, assisted living and service offer**

The new care facility accommodates 112 places for long- and short-term inpatient care on an approx. 6,200-square-metre site. In addition, ten units were created as an outpatient assisted living group. The building has four storeys, including three full storeys and a recessed top floor. With a gross floor area (GFA) of approx. 7,140 square metres, the property has been designed and built in accordance with the stringent KfW 40 energy-efficiency standard. Heat will be supplied by a sustainable gas-fired combined heat and power unit (CHP), which will also generate electricity. The modern rectilinear facade with generous glazing is an architectural eye-catcher and, with its subtle colour scheme, blends in harmoniously with the surrounding buildings.

The ground floor of the new Seniorenresidenz Barkhausen is home to a foyer with reception area and fireside lounge, a fresh food restaurant with terrace, a hair and chiropody salon and a fireside lounge. In order to open up the building and integrate residents socially into the neighbourhood, the restaurant and hair salon/chiropodist's will also be accessible to members of the surrounding community. One section of the ground floor contains the ten outpatient assisted living units, which can be accessed via a separate entrance. Each unit is wheelchair-accessible and, in addition to a spacious living room and bedroom, also has its own bathroom and kitchenette. The units have floor plans of between 29 and 34 square metres.

The 112 care rooms are divided into six smaller familial living groups on the two full floors and the recessed floor above. The bright single rooms with private bathrooms, internet and telephone connection are all completely barrier-free and 41 of the rooms are specially designed to meet the needs of wheelchair users. Residents have the option of furnishing some of the rooms themselves to create a personal, homely atmosphere and add an extra touch of comfort. Each of the six living groups has its own communal kitchen and living areas with balcony access. Therapy rooms and a nursing and wellness bath will also be available.

A high-quality landscaped garden with ample greenery will add to the feel-good atmosphere. In addition to a spacious communal terrace, there are also plenty of areas for rest and relaxation.

### **Ideal location for residents, guests and staff**

The new senior residence is located at the intersection of Alte Poststraße/Portastraße/Fährstraße. This is a fairly vibrant neighbourhood and has good transport links to the centre of Porta Westfalica. The Weser beach and the Wiehengebirge recreation area, Goethe open-air theatre and Kaiser Wilhelm monument are all within easy walking distance. There are 26 car parking spaces and ten bicycle stands on the grounds, guaranteeing easy accessibility for visitors and staff.

### **High-quality construction to proprietary Cureus 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, 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 ([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** compassio Seniorenresidenz Porta Westfalica-Barkhausen, 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 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)

## About the SCHÖNES LEBEN Group / compassio Living Spaces & Care

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. Under the compassio Lebensräume & Pflege brand, the SCHÖNES LEBEN Group combines its care expertise throughout Germany. In doing so, we focus on the highest care professionalism and quality in regional structures and thus strengthen our local facilities. [www.schoenes-leben.org](http://www.schoenes-leben.org) / [www.compassio.de](http://www.compassio.de)

### Media contacts:

Christoph Wilhelm  
Corporate Communications  
Cureus GmbH  
+49 171 56 86 575  
[cw@cureus.de](mailto:cw@cureus.de)

Gisela Dürr  
Head of Marketing  
SCHÖNES LEBEN Gruppe  
+49 731 40969-1401  
[gisela.duerr@schoenes-leben.org](mailto:gisela.duerr@schoenes-leben.org)