

PRESS RELEASE

Cureus completes compassio Seniorenresidenz Cottbus with 215 care and assisted living units

State-of-the-art ensemble consisting of a senior residence with 147 single rooms for inpatient care and an apartment building with 41 assisted living units and a day care with 27 places completed in time | Restaurant with fresh cuisine, hair salon, wellness and care bath, laundry facilities on site | All buildings 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 | More than 100 new and secure jobs have been created – recruitment for in care sector still underway | Registrations for care places has started | Care facility opens at the beginning of 2024

Hamburg/Hanover/Cottbus, 14 August 2023. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, completed the new compassio Seniorenresidenz Cottbus at Hallenser Straße/Schweriner Straße in 03046 Cottbus (Brandenburg) and handed it over to the operator compassio Lebensräume & Pflege, a member of the SCHÖNES LEBEN Group, shortly. Schneider Systembau from Radeburg 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.

"Cottbus has gained another much needed and highly attractive senior care facility", says a delighted Kathrin Ufken, project manager at Cureus. "The whole building complex 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 friendly facade, make this a residence to truly feel at home in. With compassio, we have gained an extremely experienced expert for the operations. We would like to thank everyone who has been involved in construction for ensuring that the project has gone so smoothly and in time 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 Nicole Schütze, 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."

Living and working at compassio Seniorenresidenz Cottbus

Interested parties for nursing places in the long- and short-term inpatient care as well as for the day care and the assisted living units can find more information about the offer and contact possibilities on the website of the senior residence www.cottbus-seniorenresidenz.de.

The new senior residence will create more than 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 Nicole Schütze. "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 Cottbus. The modern building offers a pleasant working environment, and state-of-the-art equipment facilitates all work processes", adds Nicole Schütze.

compassio Seniorenresidenz Cottbus with extensive care, assisted living and service offer

Senior residence Cottbus consists of two completely barrier-free buildings, which were erected on the property with around 6,700 square metres. The u-shaped care facility has been built along Schweriner Strasse, the apartment building with outpatient day-care in the form of a bar adjoins the rear side of the residence at the eastern side of the property, and thus creates a green inner courtyard. Both buildings are constructed as energetically optimised Efficiency House 40. The heating is environmentally sustainable via a combined heat and power plant (CHP), which simultaneously generates electricity as well.

147 places for inpatient long-term and short-term care in the senior residence

The care home consists of around 7,600 square metres of total floor area with partial basement. It extends over four full floors with one penthouse level. For the future residents, 147 modern care places are available in spaciouly designed single rooms with own bathroom and each with internet, telephone and television connection. 63 of the rooms are equipped for wheelchair users. It is possible to furnish the rooms yourself in order to maintain privacy and as a private place of retreat. For an informal, social togetherness, the rooms are divided into eight independently organised residential groups with its own kitchen and lounge area as well as a balcony or terrace. A residential group on the ground floor is specifically designed for the needs and care sequences of residents suffering from dementia. It has also direct access to a garden tailored to their needs. Here, residents are ultimately able to move around safely unaccompanied.

On the ground floor of the senior residence, a restaurant with fresh cuisine and a terrace has been planned as well, which will be open to residents, guests, and neighbours. A hotel-like reception, hairdresser, modern therapeutic baths, as well as an in-house laundry top off the service offer for the residents.

Modern living with service and outpatient day-care in the apartment house

In the second construction phase, the apartment house has a total floor area of around 3.670 square metres. On the ground floor and the two upper floors, are 41 spacious two-room apartments with a living area of between 46 and 57 square meters, of which six are equipped for wheelchair users. In addition to the living room with optically separated kitchenette and access to its own balcony or terrace, each apartment also has a bedroom, a shower room equipped for the disabled, a hallway, and a storage room.

On the penthouse level above, an outpatient day-care with 27 modern care places has been set up. The visitors shall have communal and therapy rooms, their own kitchen, relaxation rooms, and a therapeutic bath at their disposal.

Optimal location and accessibility

Located within walking distance to Cottbus city centre, local amenities, social and cultural facilities, as well as churches and doctors are easily accessible. Links to public transport is also assured, and 30 parking spaces on the site, of which eleven are suitable for the disabled, as well as ample bicycle parking facilities, ensure optimal accessibility for residents, visitors, and employees.

The spacious outdoor areas with the friendly design, located in the inner courtyard are intended to invite residents to exercise and meet outdoors. They will, however, also provide ample options to stay out in nature.

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, 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 ([details 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



Visualisation compassio Seniorenresidenz Cottbus, residence building, Brandenburg, 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

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 / www.compassio.de



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