

PRESS RELEASE

Start of construction for Seniorenresidenz Verl with 114 care and assisted living units

Two modern buildings with 80 single rooms for inpatient and short term care, a day care with 18 places and 16 units for assisted living are being built | Building in accordance with Effizienzhaus 40 requirements | compassio – care specialist of the SCHÖNES LEBEN Group will be the operator | Cureus – specialist in care homes is investor | Properties of Cureus focus on the requirements of the residents | Approx. 80 new, stable jobs are generated for Verl | Completion planned in Q1/2025

Hamburg/Hanover/ Verl, 6 October 2023. Cureus, an integrated property company that specialises in developing and actively managing its own inpatient care home portfolio, is now officially starting the construction process for the compassio Seniorenresidenz Verl. Construction is taking place in Königsberger Str. 33/35 in 33415 Verl-Sürenheide (North Rhine-Westphalia). Compassion, care specialist of the SCHÖNES LEBEN Group, will be the operator. The general contractor for the construction work is Olaf Joop Projektbau GmbH.

"On the land formerly used for agriculture, which the city has now designated as development land, we are already tackling the preparatory measures for construction and the earthworks," explains Sebastian Warz, project manager at Cureus. "After that, we can then start constructing the new buildings and still finish the basement by winter. After one and a half years of construction, we plan to hand over to our long-standing, professional operating partner compassio in the first quarter of 2025. The senior residence in Verl will offer inpatient care places as well as service apartments and day care. It is planned with high architectural standards to blend harmoniously into the surrounding residential environment."

Dirk Lorscheider, Managing Director of Hannover-based compassio, is enthusiastic: "Verl will be another important new location for us in North Rhine-Westphalia. Verl and especially the district of Sürenheide are lovable and worth living in, and we want to offer an attractive range of services for senior citizens in the region with our comprehensive care and residential services in this contemporary planned building. Our offering will range from fully inpatient permanent and short-term care to day care and modern service apartments."

Modern and spacious care rooms with generous glazing and the bright, friendly building design offer a home to feel good and be safely cared for. compassio has always stood for professional, individual care and nursing and also always has the needs of its employees in mind. Approx. 80 new, safe and modern jobs in the areas of care, administration, maintenance and services will be created in the Verl senior residence.

Combined location focuses on sustainability

The compassio Seniorenresidenz Verl will be built by spring 2025 in two parallel construction phases on a plot of around 9,500 square meters in the Sürenheide district between Königsberger Str. and the Alter Ölbach. The residence and main building will be built in the eastern part of the site, and another building with day care and assisted living apartments in the western part. Both buildings will have three full stories and a stacked floor. They are

planned as energy-optimized KfW Efficiency Houses-40 and will each be heated in an ecologically sustainable manner by their own combined heat and power unit (CHP), which will also generate electricity. The flat roofs of the buildings will be extensively planted with vegetation and gravel, which will serve to retain rainwater and at the same time improve the microclimate.

State-of-the-art care with a comprehensive range of services in the senior residence

The barrier-free residence has a partial basement and a gross floor area (GFA) of around 5,100 square meters, extending over three full stories and a stacked floor. Future residents will have access to 80 modern care places in generously designed single rooms with private bathrooms, telephone, TV and internet connections. All rooms are wheelchair-accessible. It is possible to furnish the rooms yourself in order to maintain privacy and as a private retreat. For a familiar, social togetherness, the rooms are divided into six independently organized living groups with associated kitchen and lounge area as well as balcony or terrace.

The senior residence has a restaurant with a fresh kitchen and terrace, which is open to residents, guests and neighbors. A hotel-like reception with an inviting foyer, a fireside lounge with a library, a hairdresser, a smokers' lounge, a modern care bathroom and the in-house laundry round off the services offered to residents.

Attractive apartments and contemporary day care facilities

The apartment building with a total GFA of around 1,700 square meters houses the day care center for 18 people on the first floor. It comprises a large common room with kitchen and fireplace corner as well as a nursing bathroom, a therapy and gymnastics room, two relaxation rooms, a wardrobe and sanitary facilities. The 16 modernly furnished and generously sized service apartments are spread over all four floors in the building. They are between 51 and 58 square meters in size and each has a living room with cooking facilities, a separate bedroom, a private bathroom, a hallway and a storage room, as well as telephone, TV and internet connections. Each apartment also has a balcony, terrace or roof terrace. Of course, the building has an elevator.

Pleasant outdoor facilities and optimal location and accessibility

The park-like outdoor facilities with circular paths are friendly and generously designed. They are intended to invite all residents of the residence and the service apartments as well as the guests of the day care to exercise and meet as well as to linger outdoors, and they cleverly connect the two buildings with each other.

With its near-natural location directly on the Alter Ölbach stream and close to Lake Verl, the residence is wonderfully embedded. Local supply, social and cultural facilities as well as churches and doctors are easily accessible. Links to public transportation are also ensured, connecting Verl-Sürenheide with nearby Gütersloh and other communities in the area. 41 parking spaces on the premises, six of which are handicapped-accessible, as well as more than 40 bicycle parking spaces additionally ensure optimal accessibility for residents, visitors and employees.

Well thought out standard ensures individuality and highest building quality

The senior residence Verl will be 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.

Images & Downloads



Visualisation compassio Seniorenresidenz Verl, view from street, North Rhine-Westphalia, a Cureus project

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Visualisation compassio Seniorenresidenz Verl, view from garden, 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



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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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