

## PRESS RELEASE

# **Cureus completes Belia Seniorenresidenz Dortmund in the "Wohncarrée Hansemanstraße"**

- **84 places for long-term, short-term and respite care, 15 assisted living apartments and a day care centre with 18 place completed**
- **Building ensemble blends harmoniously into adjacent development**
- **Lounge with library, hair and chiropody salon, therapy rooms, in-house laundry and public restaurant in the residence**
- **Completion in sustainable KfW-40 construction**
- **Belia Seniorenresidenzen – specialist in care – becomes operator**
- **Cureus – experienced specialist for care properties as investor**
- **Approx. 100 new and crisis-proof jobs have been created, employees still can apply for jobs**
- **Allocation of care places is still running**

**Hamburg/Winsen (Aller)/Dortmund, 11 October 2023.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, completed and handed over the new Belia Seniorenresidenz Dortmund at „Wohncarrée Hansemanstraße“ between Hansemanstraße 14 and Castroper Straße 76 in 44357 Dortmund (North Rhine-Westphalia) to an Belia Seniorenresidenzen as operator. Cureus acted as general contractor itself.

"Dortmund is thus enriched by an important location for care," says a delighted Uwe Poganiatz-Heine, project manager at Cureus. "The entire residence complex has been built according to our modern standard of system care real estate and with special architectural standards. Thus, modern and spacious care rooms and assisted living apartments with generous glazing and a friendly facade design adapted to the surroundings make the facility a home to feel at home. With Belia, we have gained a very experienced expert for the operation. We would like to thank everyone involved in the construction for the successful project implementation and wish the residents and the Belia team all the best at this new location for high-quality care!"

"We are very much looking forward to the opening of the facility in October 2023," emphasizes Andreas Anspach, Managing Director at Belia Seniorenresidenzen. "With our

'Open Residences' concept, we promote the residents' social and community contacts with the local environment. In addition to quality care and nursing, we offer an attractive program of events and leisure activities so that our residents feel completely at ease – true to our motto 'Belia – Besser leben im Alter'. But we also focus on our employees, as they are the foundation for high-quality care. For the start of operations, we are still looking for support in the areas of care, administration, housekeeping and building services. Applications are still open."

### **Living and working at Belia in the senior residence Dortmund**

The senior residence has created around 100 new and, above all, secure, crisis-proof jobs in full and part-time positions on site; interested parties can find all the information they need here: Jobs ([belia.de](http://belia.de)) or apply directly at [bewerbung@belia.de](mailto:bewerbung@belia.de).

Prospective customers for care places in the long-term, short-term and respite care, the day care as well as for one of the assisted living apartments find further information to the offer and contact possibilities on the website of the senior residence <https://belia.de/unsere-residenzen/dortmund/die-seniorenresidenz>. They can also call 05143 9810-0 or send an e-mail to [dortmund@belia.de](mailto:dortmund@belia.de) for more information.

### **Belia Seniorenresidenz Dortmund with a wide range of care, residential and other services**

Two modern buildings have been constructed on the approx. 4,050-square-metre site. The Wohncarrée Hanseemannstraße has been built to the stringent KfW 40 energy-efficiency standard. A combined heat and power plant (CHP) supplies both heat to the senior residence and generate electricity.

The fully barrier-free senior residence has around 5,300 square metres of gross floor area (GFA), extending from the ground floor over three upper storeys to a recessed top storey. The ground floor welcomes residents and guests with a hotel-style lobby, a lounge with library and a range of amenities including a hair and chiropody salon and an in-house laundry. A restaurant serving freshly prepared meals is also open to the public. The restaurant also has a terrace, creating a pleasant connection to the senior residence's garden.

There are 84 modern single rooms on the upper floors with en-suite bathrooms, telephone, internet and tv connection, including 65 rooms that are also wheelchair accessible. All of the rooms can be individually furnished by residents to create a feel-good atmosphere and a private retreat. The residence is divided into four living groups, each with its own lounge area and kitchen, guaranteeing a homely, family-like atmosphere.

The residential building on Castroper Straße has a gross floor area of around 1,600 square metres on three full floors and a recessed top storey. The ground floor accommodates 18 outpatient daycare places, a spacious lounge for a variety of communal activities with a kitchen and access to its own terrace and garden. Therapy and relaxation rooms and a nursing bath round off the amenities.

A separate entrance provides elevator access to the two upper floors and the recessed top floor with the 15 assisted living units. Six units are located on each full floor, and three more on the recessed floor. The apartment sizes range from 50 to 60 square meters with different apartment types. All apartments have a bedroom, bathroom, living and kitchen area with fitted kitchen, storage room and hallway as well as balcony or roof terrace.

## **Ideal location and high-quality construction**

The immediate area around Wohncarrées Hansemannstraße is home to a large number of shops, doctors, social and leisure amenities, as well as boasting outstanding transport connections. The commuter train connection and bus stops in front of the door, as well as the nearby motorway on-ramp, ensure optimal accessibility for residents, visitors and staff, as well as providing easy access to Dortmund city centre. The residence's inner courtyard offers 35 car parking spaces, five of which are fully accessible, plus 20 bicycle parking spaces.

The nearby Hansempark is an inviting place to go for a stroll, while the residence's park-like inner courtyard with circular path and attractive planting is also available to all residents for exercise, relaxation and socialising.

Wohncarrée Hansemannstraße 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 ([found here](#)) and the current destatis 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



**Photo** Handover „Wohncarrée Hansemannstraße“/Belia Seniorenresidenz Dortmund, f.l.t.r.: Frank Wieschollek (MD GC Cureus West), Andreas Anspach (MD Belia), Uwe Poganiatz-Heine (Project Manager Cureus), Andreas Röhr (QM Technics Belia), Jens Niodek (Technics Belia SR Dortmund), North Rhine-Westphalia, a Cureus project

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**Visualisation** „Wohncarrée Hansemannstraße“/Belia Seniorenresidenz Dortmund, view Hansemannstr., senior residence, North Rhine-Westphalia, a Cureus project

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**Visualisation** „Wohncarrée Hansemannstraße“/Belia Seniorenresidenz Dortmund, view from courtyard to apartment building with day care, 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 Belia Seniorenresidenzen GmbH

Belia stands for "Better living in old age". This means living self-determined and according to one's own habits in a warm and protected atmosphere. Belia creates living spaces of encounter, community and sociability for people in need of care and assistance and attaches particular importance to maintaining family and regional network structures. The company operates senior residences, home-sharing and day-care facilities in the Ruhr region and the Lower Rhine area. All facilities have good accessibility, a lively infrastructure and modern architecture. Single rooms and top facilities for the benefit of our residents, employees and guests are a matter of course for the company. [www.belia.de](http://www.belia.de)

## About Cureus GmbH

Cureus GmbH has its operational headquarters in Hamburg and, with more than 15 years of experience and a team of around 150 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)

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