

## PRESS RELEASE

# **Cureus and emida celebrate construction site party for Erlen Residenz in Meerbeck with 118 care places**

- **Review of the construction site party on 17 October 2023 for the Erlen Residenz**
- **Inpatient care facility with 118 care places for full, short-term and preventive care is being built**
- **In-house restaurant, hair and chiropody salon, laundry, fireside lounge, massage and therapy rooms planned**
- **Residence designed to highest modern standards and KfW 40 energy-efficiency requirements**
- **Cureus specialises in creating care homes with a clear focus on operators and residents**
- **Care specialist emida Pflegeresidenzen GmbH in place as future operator**
- **Completion and handover scheduled for late summer 2024**
- **New residence will create approx. 110 new and secure jobs, employees can already apply**
- **Those interested in one of the inpatient care places can already register**

**Hamburg/Rheinbach/Meerbeck, 17 October 2023.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, and emida Pflegeresidenzen GmbH as the future operator of the new Erlen Residenz, invited guests to the big construction site party today in Meerbeck. Among the guests were Wilhelm Eickenjäger from the council of the joint municipality of Niedernwöhren as well as Sabine Druschke, mayor of the municipality of Meerbeck, and Thomas Bachmann, mayor of the municipality of Niedernwöhren. During the event, all those involved in the construction were thanked for their quick and professional work, and the guests were presented with in-depth information on the new residence being built and the inpatient care services for people with care degrees 1 to 5. The physical well-being was well provided for at the event. The construction site is located in Erlenweg, in 31715 Meerbeck (Lower Saxony). The general contractor is the company Olaf Joop Projektbau GmbH from Faßberg.

"Today, it is already clear to see how the new residence will harmoniously blend into the townscape at this central location in the future," says a delighted Helge Feuereiß, Cureus project manager. "The construction work is proceeding entirely according to plan, and today we would naturally like to celebrate this very good construction progress with all those involved in the construction and express our thanks to them for what they have achieved so far. The roof is tight and the interior work is underway, which is why we are toasting the emerging building together with our accomplished operating partner emida and our guests. As things stand, we remain committed to completion in late summer 2024 in any case."

Wiebke Fehring, registered manager of emida Pfliegeresidenzen, thanks the teams and especially the craftsmen on the construction site and is pleased with the progress of the project: "A great location for inpatient care with a feel-good character is being created here, which will be characterized by high-quality, age-appropriate interior design and exterior architecture as well as friendly, modern and senior-friendly living areas. Our comprehensive range of nursing and care services is aimed at people in care grades 1 to 5, and our "open residences" concept promotes social and societal contact between our residents and the local environment. In this way, we fulfill our claim to offer the entrusted residents the highest possible quality of care and living, because the satisfaction of our residents and their relatives is our top priority. The Erlen Residenz is scheduled to open in late summer 2024."

### **Living and working at emida in the Erlen Residenz in Meerbeck**

Prospective customers for one of the care places can inform already with emida under 02226 808 800-0 or by E-Mail under [info@emida-residenzen.de](mailto:info@emida-residenzen.de) and be already preregistered.

Interested employees can inform immediately under [karriere@emida-residenzen.de](mailto:karriere@emida-residenzen.de) and apply also directly on-line. Altogether about 110 new and crisis-proof jobs in full and part time in the ranges care, support, housekeeping, administration, kitchen and building services will be created.

### **Modern inpatient residence with comprehensive range of services**

On the approximately 7,700-square-metre site a modern new building with three full stories and a recessed top floor is under construction. The U-shaped Erlen Residenz will accommodate 118 residents and is being designed and built to the highly energy-efficient KfW 40EE standard. A biogas-fired combined heat and power plant (CHP) will simultaneously generate electricity and heat. The residence's flat roof will be partially covered with gravel, which will serve to retain rainwater. In terms of design, the new emida residence in Meerbeck will blend in excellently with the surrounding built environment, in particular thanks to its bright, rectilinear facade, which is guaranteed to create an eye-catching architectural highlight. The first floor will be clad with light brown clinker.

The fully barrier-free residence will have a gross floor area of around 6,250 square metres. The ground floor will welcome residents and visitors with a hotel-style lobby, a fireside lounge, and a range of services including a hair, manicure and pedicure salon.

The café FRÄULEIN müller restaurant will provide an attractive menu of freshly prepared food and will also be open to the public. In preparing the menu, emida attaches very great importance to a varied selection of delicious meals, exclusively prepared with fresh ingredients and seasonal fruits and vegetables. The menu will also include a daily vegetarian dish. The restaurant's terrace will open out to the residence's attractive outdoor facilities.

Each of the upper floors will be divided into two living groups, each with its own lounge, kitchenette and balcony. Two additional living groups will be situated on the ground floor and

recessed top floor. Dividing the residence into smaller groups will guarantee a homely-family atmosphere for the residents, who will be accommodated in 118 modern, single rooms with private, where they will benefit from full inpatient, respite and short-term care. Half of the rooms (59) will be fully wheelchair accessible. Residents will have the option of furnishing their own rooms in order to create a cosy atmosphere and personalise their private spaces. A number of the rooms are being designed as tandem rooms for two people with a connecting door.

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

The setting of the new emida Erlen Residenz in Meerbeck is close to the town centre, between Niedernwöhrener Landstraße and Eichenweg. In addition to direct access to the surrounding countryside, a supermarket, doctors' practice and social amenities are all easy to reach and no more than a few minutes' walk away. The centre of Meerbeck, home to a café, church and bus stops, is also mere moments away. The bus lines provide optimal connections between Meerbeck and the other towns and communities in the surrounding area. The grounds of the residence will also be equipped with ample bicycle and car parking spaces, ensuring optimal accessibility for visitors, residents and caregivers alike. The park-like outdoor facilities will also be available to all residents for exercise, relaxation and socialising.

The new building will be designed and build in accordance with the Cureus standard for system care homes. This is based on uniform, high quality standards and is oriented, among other things, to the requirements of care home operators, with an added focus on the residents and care staff. In this way, all structural processes and properties are optimised, from the inside to the outside: This includes, for example, the size and arrangement of rooms to optimise space and walkways. Cureus care homes are also designed and equipped for maximum utility: corridors always receive as much daylight as possible; every room has floor-to-ceiling windows, and the modern bathrooms and window fronts always follow the same standardised system approach. Each property'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. For example, all Cureus care homes target the KfW Efficiency House 40 standard, while the bulk procurement of floor coverings and elevator systems, for example, achieves 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 650,000 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** construction site party emida Erlen Residenz in Meerbeck, representative of the building owner, Lower Saxony, a project of Cureus

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**Photo** construction site party emida Erlen Residenz in Meerbeck, speech in the building, Lower Saxony, a project of Cureus

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**Visualisation** emida Erlen Residenz in Meerbeck, 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 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)

## About emida Residenzen

emida Pflegeresidenzen GmbH, based in Rheinbach, is part of the emida family and was founded by Managing Director Michael Müller with the aim of providing the highest possible quality of care and living for the residents entrusted to him and his staff. Of course, emida is not only backed by new modern real estate for the residents, but also by innovative concepts with the highest quality standards for the entire team. The 100% satisfaction of the residents and their relatives has absolute priority. “We are aware that our offers have to adapt to the

individual resident. It must not be that the resident has to adapt to the concepts.” Here emida wants to break new ground! The reorientation in the residence concerns the whole resident as well as his family environment.

Being human always has a future – that is emida's mission statement. “No matter what form of care support our residents want from us. Their above-average satisfaction is one of our most important goals. Together we live our mission statement in order to achieve our goals every day anew.” emida currently concerns itself with six residences in Hille-Hartum, Liebenau, Mechernich, Minden, Nettetel and Meerbeck. All facilities have good accessibility, a lively infrastructure and modern architecture. Single rooms and top facilities for the benefit of residents, employees and visitors are a matter of course for the company. [www.emida-residenzen.de](http://www.emida-residenzen.de)

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