

PRESS RELEASE

Cureus starts construction of the Curavie Seniorenresidenz Lipperode with 88 care places

- **88 care places designed to highest modern standards**
- **In-house restaurant, fireside lounge, laundry, hair salon, care bath and therapy room on site**
- **Completion to sustainable KfW 40NH standard scheduled for spring 2025**
- **Cureus specialises in creating care homes with a clear focus on operators and residents**
- **Curavie Seniorenresidenzen in place as future operator**
- **New residence will create approx. 70 new and secure jobs**

Hamburg/Winsen (Aller)/Lippstadt, 27 November 2023. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, starts construction of a new senior residence at Zum Amt 2 in 59558 Lippstadt (North Rhine-Westphalia). The future operator of the residence will be the leaseholder Curavie Seniorenresidenzen. Cureus is serving as general contractor on this project.

"After completing the demolition work at the beginning of the year, we were able to prepare the building site in the course of 2023. A modern and architecturally appealing building will now be built here, which will blend harmoniously into the surrounding buildings with its relaxed design and façade sections in different colours as well as generous glazing. It will be surrounded by an attractive green area with a pleasant atmosphere," explains Uwe Poganiatz-Heine, the project manager responsible at Cureus. "In the Lipperode district of Lippstadt, the modern senior residence will be built in around one and a half years by spring 2025 to the energy-optimised KfW 40NH standard, with a design and structure clearly focused on the needs of the residents and care staff. We have secured Curavie Seniorenresidenzen as the operator, a highly specialised and reliable partner for us."

"The care we provide in the new residence will focus on so-called light to most severe care according to SGB XI. It includes people in need of care from care level 2 and will not exclude dementia patients", explains Susanne Thon, managing director at Curavie Seniorenresidenzen. "In addition to full inpatient care, we will also offer short-term care places. We are committed to offering the best possible social and therapeutic care in all of our facilities, each of which is designed as an open house. For example, the restaurant at our new facility in Lipperode will also be offering a lunch menu for members of the local community, and many of the events in the residence will be open to the public as soon as the Coronavirus situation allows".

Around 70 modern and secure jobs will be created at Curavie Seniorenresidenz Lipperode.

Modern senior residence with restaurant, fireside lounge, laundry, hair salon, therapy room, and nursing bath

The residence building with a gross floor area of around 5,400 square metres will be built on a plot of around 4,500 square metres in a relaxed design. It is characterised by staggered building sections, alternating roof shapes and a different façade design with plaster and clinker sections in different colours. The result is an architectural eye-catcher that will blend harmoniously into the neighbouring buildings.

The residence extends over one ground floor and two full storeys and is planned to be completely barrier-free in accordance with the highly energy-efficient and sustainable KfW 40NH construction method. Heating is provided in an ecologically sensible manner by a combined heat and power unit (CHP), which also generates electricity for the senior residence.

On the ground floor of the Curavie Seniorenresidenz Lipperode, there is a hotel-style lobby with reception, a restaurant with sun terrace, a fireplace lounge and a hairdressing salon. The property will also have an in-house laundry for residents' laundry, a nursing bath and therapy rooms. One of five residential groups is also planned on the ground floor, which will be specially designed to meet the needs of residents with dementia.

The senior residence is divided into four further residential groups on the two upper floors. The residential group concept is designed to ensure a homely, family-like atmosphere. To this end, each residential group has an attractively designed living room as the centre of the residential group with a kitchen and dining area as well as a terrace or balcony, which will strengthen social contacts between the residents.

Each of the 88 single rooms is designed to modern standards and will have its own bathroom and internet, telephone and television connection. 72 rooms are wheelchair accessible. Residents can bring their own furniture and accessories if they wish. The spacious and park-like outdoor facilities are also available to the residents of the residence for exercise, relaxation and socialising.

Optimal location and high-quality, modern construction standards

The new Curavie Seniorenresidenz Lipperode is located north-east of the city centre and directly at the foot of the old Lipperode castle complex. In addition to direct access to the green surroundings with the River Lippe and the Merschgraben, the town centre with its supermarkets, doctors, social facilities and churches can be reached quickly by bus. This means that the location is also optimally connected to the towns and communities in the surrounding area. Twelve bicycle parking spaces and 22 car parking spaces will be created on the grounds of the residence. Two of the car parking spaces will be equipped for the disabled and some of the car parking spaces will be pre-equipped for e-mobility. Good accessibility for visitors and care staff is therefore guaranteed.

The residence will be designed and built 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 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 Curavie Seniorenresidenz Lipperode, 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 Curavie Seniorenresidenzen GmbH

Curavie is a young company and, as a cluster of Pflegemotive GmbH, a strong partner in the care and support of senior citizens in need of care. Curavie Seniorenresidenzen GmbH offers seniors a new home - tailored to their individual and care needs. At the center of our thinking is the concept of community, to which we all belong - the management as well as our employees and residents, but also the neighborhood in which our facilities are located. We want to actively promote contact and exchange between all those involved. www.curavie-pflege.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 135 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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