

PRESS RELEASE

Cureus starts construction of a further Belia senior residence in Duisburg with 125 care and assisted living units

- **80 places for long-term, short-term and respite care including dementia living group, 27 assisted living apartments and a day care centre with 18 places completed**
- **Public restaurant, hair salon, in-house laundry, fireplace lounge with library, therapy rooms and care bath in the residence**
- **Completion in sustainable KfW-40 construction, aims for DGNB silver certificate**
- **Belia Seniorenresidenzen – specialist in care – becomes operator**
- **Cureus – experienced specialist for care properties as investor**
- **Completion and opening expected for summer 2025**
- **Approx. 75 new and crisis-proof jobs will be created**

Hamburg/Winsen (Aller)/Duisburg, 13 December 2023. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, has started construction of a senior residence in Duisburg-Rheinhausen. The care specialist Belia Seniorenresidenzen will take over operation of the residence after completion in summer 2025. Cureus itself is acting as the general contractor for this project.

"Following the opening of our residence in Duisburg-Hamborn in 2021, we are now also looking forward to our second Duisburg location in Rheinhausen," says Andreas Anspach, Managing Director at Belia Seniorenresidenzen, "Belia stands for 'Better living in old age' and that is exactly what we will be offering in the new senior residence. We are planning to open from summer 2025 and will then offer modern care places for full, short-term and respite care as well as a special residential group for dementia patients, serviced flats and day care in the property. This will also create 75 state-of-the-art jobs in care and housekeeping in Duisburg."

"In summer 2022, we demolished the old buildings and then carried out the first specialised deep engineering work to put the new senior residence on solid ground. Now we can start the earthworks and begin with the shell construction," explains Uwe Poganiatz-Heine, Project Manager at Cureus. "Overall, we expect the construction work to take around 18 months before we hand over the new senior residence to our long-standing operator partner Belia."

The approx. 7,000 square metre site is located at the corner of Moerserstraße 99 and Kreuzacker 2a/b in 47228 Duisburg. In two construction phases, the U-shaped main building of the residence in the northern part of the site and a flat block for assisted living and day care as well as a urban villa with assisted living apartments in the south are now being built on the site of a former car dealership.

Modern senior residence with a comprehensive range of services

The completely barrier-free senior residence will have a gross floor area (GFA) of around 4,880 square metres. It has a partial basement and extends from the ground floor to two upper floors and a staggered storey. The residence welcomes residents and guests with a hotel-style lobby, a lounge with a fireplace and library as well as a hairdresser, therapy rooms, care baths and an in-house laundry. The restaurant with fresh cuisine will also be open to the public. The adjoining terrace creates a pleasant connection to the park-like outdoor areas of the senior residence.

On the upper floors, residents can expect 80 single rooms with en-suite bathrooms to the latest standards; all rooms in the residence are wheelchair accessible and have an own telephone, internet and television connection. The rooms can be individually furnished by the residents to create a cosy atmosphere and a private retreat. The residence is divided into six residential groups, each with its own lounge with kitchen and balcony, in order to create a homely, family atmosphere for the residents. The residential group on the ground floor has 13 places and is specially designed to meet the needs and daily routines of dementia sufferers.

The entire Belia senior residence in Duisburg-Rheinhausen will be barrier-free and built to the extremely energy-efficient KfW 40 standard. In addition, the silver certificate of the German Sustainable Building Council (DGNB) is being sought. A combined heat and power unit (CHP) will heat the residential complex and generate electricity at the same time. The flat roofs of the buildings will be fitted with PV systems. The buildings will also be designed to harmonise with their surroundings: In particular, the linear exterior design with light-coloured plaster and clinker brick on the ground floor will create an eye-catching feature.

"Our aim is to create living spaces for encounters, community and socialising for people in need of care at all Belia locations," explains Andreas Anspach. "Our concept of an open house with the opening of the restaurant and hairdresser as well as the park for the neighbourhood enables our residents to participate in the social life of the surrounding area. An extensive programme of events will also contribute to this in future."

Modern assisted living and day care complement the services on offer at the site

Parallel to the main building of the residence, a flat block with 16 modern assisted living apartments and a day care centre as well as an urban villa with a further eleven assisted living apartments are being built. Both buildings are also three-storey plus a staggered storey.

The assisted living apartments are between 55 and 80 square metres in size. They are suitable for occupancy by one or two people and all have a living room with cooking facilities, a bedroom, a bathroom, a hallway and a storage room as well as a (roof) terrace or balcony.

The day care facility with 18 places is located on the ground floor of the apartment building and covers around 340 square metres. In addition to spacious recreation rooms, guests also have access to two cosy relaxation rooms, a care bathroom, a kitchen and a therapy room.

Ideal location and high-quality construction

The Belia Seniorenresidenz-Rheinhausen is located next to a spacious residential area and directly next to the extensive, green Volkspark Duisburg-Rheinhausen with walking opportunities, seating areas and a small animal enclosure. There are a variety of shopping facilities as well as the Johanniter hospital, doctors, social and leisure facilities in the immediate vicinity. The location has excellent transport links via the nearby bus stop with connections to the surrounding railway stations. This makes the residence easily accessible for residents, visitors and staff. There are 46 car parking spaces on the premises, five of which are accessible for the disabled, as well as additional bicycle parking spaces.

The new residence is designed and will be build 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 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 at any time.

Images & Downloads



Visualisation Belia Seniorenresidenz Duisburg, view from street, North Rhine-Westphalia, a Cureus project

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Visualisation Belia Seniorenresidenz Duisburg, view from garden to assisted living 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

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

Media contacts:

Wiebke Buhr
Belia Seniorenresidenzen GmbH
+49 5143 9810-358
marketing@belia.de

Christoph Wilhelm
Cureus GmbH
+49 171 56 86 575
cw@cureus.de