

PRESS RELEASE

Cureus starts construction of a further Belia senior residence with 106 care places

- **106 care places for full, short-term and respite care incl. dementia living group**
- **Public restaurant, hairdresser, laundry, fireplace lounge, library, therapy rooms and care bath in the building**
- **Property built to the latest standards and KfW 40NH specifications, aiming for DGNB Silver certification, photovoltaic system planned**
- **Care specialist Belia Seniorenresidenzen becomes operator**
- **Cureus specialises in care properties with a focus on residents and care staff**
- **Completion and opening planned for late summer 2025**
- **Approx. 80 new, crisis-proof full-time and part-time jobs to be created**

Hamburg/Winsen (Aller)/Dortmund-Bodelschwingh, 26 March 2024. 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 Dortmund-Bodelschwingh. The care specialist Belia Seniorenresidenzen will take over the operation of the residence after completion in late summer 2025. Cureus itself is acting as the general contractor for this project. The building plot of around 5,300 square metres is located at Bodelschwingherstrasse 149 in 44357 Dortmund-Bodelschwingh (North Rhine-Westphalia).

"Following our recently opened location in the Wohncarrée Hanseemannstraße in Dortmund-Oestrich, we are delighted to see our second residence in the Bodelschwingh district growing soon," 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 this new senior residence. We are planning to open in late summer/autumn 2025 and will then offer modern care places for full, short-term and respite care as well as a special living group for dementia patients. This will create up to 80 state-of-the-art jobs in care and housekeeping for Dortmund."

"We completed the clearing work last year and recently also the archaeological soil investigations so that we can now start with the civil engineering and earthworks for the new Belia senior residence. The shell of the building for social and sustainable use will soon rise up on the site, which was once used by the Deutsche Bahn and was then used as an allotment garden," predicts Uwe Poganiatz-Heine, project manager at Cureus, and explains: "The 106 inpatient care places will be created in a modern building to the highly energy-

efficient KfW 40NH standard, which is aiming for a DGNB Silver certificate and will have a photovoltaic system. The care places will also contribute to the rapidly growing demand for care places in the city of Dortmund. Overall, we expect the construction period to last around 18 months before we hand over a new senior residence, which will blend harmoniously into its surroundings, to our long-standing operator partner Belia."

Modern senior residence with a comprehensive range of services

The barrier-free senior residence, whose design resembles a mirrored L, will have around 6,300 square metres of gross floor area (GFA) once completed. It has a partial basement and extends from the ground floor over three further upper floors. The residence welcomes residents and guests with a hotel-style lobby, a lounge with a fireplace, a library and facilities including a therapy room, hairdresser, care bath and 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.

Residents can expect 106 single rooms with en-suite bathrooms to the latest standards, each with telephone, internet and television connections. All rooms are wheelchair accessible. The rooms can be individually furnished by the residents to create a cosy atmosphere and a private retreat. The residence is divided into seven 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. For example, there is direct access to the sheltered garden area, where residents can move around safely on their own thanks to the circular paths.

The Belia senior residence in Dortmund-Bodelschwingh is being built to the extremely energy-efficient KfW 40NH standard. In addition, the Silver Certificate of the German Sustainable Building Council (DGNB) is being sought. A combined heat and power plant (CHP) heats the residential complex with biogas and, like a modern photovoltaic system on the roof of the building, also produces electricity. The building will also be designed to harmonise with its surroundings: In particular, the linear exterior design with alternating light and grey plaster and red clinker brick, the flat roof and generous glazing 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 the open house with the opening of gastronomy and the hairdresser enables our residents to participate in the social life of the neighbourhood."

Ideal location and high-quality construction

Belia Seniorenresidenz Dortmund-Bodelschwingh is located in a residential area in the north-west of the city of Dortmund, close to supermarkets with a café and right next to a green corridor. There are walking opportunities, doctors, social and leisure facilities in the neighbourhood. The location also has good transport links via nearby bus and train stops with connections to the surrounding districts and the city centres of Dortmund and Herne. This makes the residence very easy to reach for residents, visitors and staff. There are also 15 car parking spaces on the grounds, two of which are accessible for the disabled, as well as a further ten bicycle parking spaces, some of which are covered. The spacious outdoor facilities with the attractively designed circular path, spring stones and various seating areas, selected planting with different types of trees and berry bushes invite you to explore, exercise and linger together outdoors.

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 ^Dortmund-Bodelschwingh, 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

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