

PRESS RELEASE

## **Cureus builds compassio senior residence in Wiesbaden-Dotzheim with 95 care places**

**Modern building being built with 95 single rooms for full inpatient care and short-term care as well as 20 assisted living apartments | Residents' restaurant, fireplace room with library, hairdresser, care bath, therapy rooms in the building | Building planned in sustainable Efficiency House 40 construction | compassio Lebensräume & Pflege will be operator | Cureus - specialist for care properties is investor and developer | Properties from Cureus focus on residents' needs | Around 80 new, crisis-proof jobs are being created for Wiesbaden | Completion and handover planned for the end of 2025**

**Hamburg/Ulm/Wiesbaden-Dotzheim, 21 May 2024.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, is starting construction of the compassio senior residence in Wiesbaden-Dotzheim. compassio Lebensräume & Pflege will take over the operation after completion. Construction will take place at Tauernstr. 14 in 65199 Wiesbaden-Dotzheim, Hesse. The general contractor for the construction work will be Olaf Joop Projektbau GmbH.

“Now that we have received planning permission for the site next to the Evangelical Paul-Gerhardt parish in the north of Wiesbaden, which has been lying fallow for some time, and have cleared it, we are delighted to be able to start construction of the new modern senior residence based on our proven system approach,” says Sebastian Warz, project manager at Cureus. “The earthworks will start first, followed by the building construction from June. After around 18 months of construction, we plan to hand over the building to our long-standing professional operator partner compassio at the end of 2025. The senior residence in Dotzheim will offer 95 inpatient care places and 20 serviced apartments. It is planned with high architectural standards in order to blend harmoniously into the surrounding residential environment.”

Monika Nirschl, Managing Director of compassio, based in Ulm, is delighted: “Wiesbaden is a lovely city to live in, it has a long tradition, and we want to offer an attractive range of services for senior citizens with our comprehensive care and residential offering in this contemporary building.”

Modern and spacious care rooms as well as the attractively furnished serviced apartments with generous glazing and the bright, friendly building design offer a home to feel at ease and be cared for safely. compassio has always stood for professional, individual support and care and always has the needs of the employees in mind. Around 80 new, crisis-proof and modern jobs in the areas of care, administration, building services and services will be created in the senior residence in Dotzheim.

### **Modern senior residence with a comprehensive range of services**

The compassio senior residence in Dotzheim is being built on a plot of around 5,000 square meters in an established residential area in the north-west of Wiesbaden and will have a gross floor area of around 7,450 square meters. The U-shaped building opens to the south-east onto a green inner courtyard, has a partial basement with a basement and underground parking and is embedded in the gentle slope of the plot. The sustainably planned residence is being built as an energy-optimized KfW Efficiency House 40. A photovoltaic system on the roof and a heat pump for heating and producing hot water support the building's operation in an

ecologically sensible way. Some of the flat roofs will be greened. Furthermore, nesting boxes for birds and bats as well as night insect-friendly outdoor lighting are planned. The planting of new trees on the site is also part of this construction project.

The barrier-free residence extends over three full storeys and a staggered storey. There will be 95 modern care places available for future residents, 80 for long-term care and 15 for short-term care, in generously designed single rooms with their own bathroom. 38 of the rooms are wheelchair-accessible, while some rooms are more spacious as comfort rooms. Each room has its own telephone, television and internet connection. It is possible to furnish the rooms yourself to ensure privacy and as a private retreat. The rooms are divided into six independently organized living groups with their own kitchen and lounge area as well as a balcony or roof terrace to create a familiar, social atmosphere.

A residents' restaurant with kitchen and terrace is planned on the first floor of the senior residence. A hotel-style lobby with an inviting foyer, a fireside lounge with a library, a hairdresser, a modern care bathroom and therapy rooms round off the services on offer to residents.

### **Assisted living in 20 spacious apartments**

The 20 modern assisted living apartments in the residence are spread over all five floors. They can be reached via a separate entrance in the building and an elevator. The spacious apartments are between 45 and 61 square meters in size and are suitable for one or two-person households. All apartments have a living room with cooking facilities, bedroom, private bathroom, hallway, storage room and terrace or balcony. Ideal location and optimal accessibility.

### **Optimal location and accessibility**

Situated close to the Weilburg valley with the Mosbach stream and Aunel spring, the location is close to nature. The friendly outdoor area in the inner courtyard also invites all residents of the compassio senior residence in Dotzheim to exercise and socialize outdoors. In addition, a total of 30 car parking spaces are available here and in the underground garage, four of which are accessible for the disabled, as well as more than 40 bicycle parking spaces. Links to public transport are also guaranteed, which ensures optimal accessibility for residents, visitors and employees and connects the location perfectly with the city center. Local amenities, social and cultural facilities, churches and doctors are easily accessible in the immediate vicinity and in the city center.

### **Sophisticated standard ensures individuality and the highest building quality**

The compassio Seniorenresidenz in Dotzheim will be 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' (former KfW 40 energy-efficiency 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](mailto:ankauf@cureus.de) at any time.

### **Downloads**



**Visualisation** compassio senior residence in Dotzheim, Hesse, a project of Cureus

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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 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](http://www.cureus.de/en)

### **About compassio Lebensräume & Pflege**

Our mission is to enable people to lead a self-determined, sophisticated and securely cared-for life. Safety, enjoyment of life, service culture and appreciation are the values that guide our actions. Several thousand employees have been working for people throughout Germany since 2005. We implement innovative living concepts that surprise and open up completely

new perspectives for our residents to shape and enjoy their lives. Our care specialist compassio Lebensräume & Pflege already has an exceptionally modern and high-quality care network. In future, you will find us at 100 selected locations throughout Germany. We focus on the highest level of care professionalism and quality in regional structures, thereby strengthening our local facilities. [www.compassio.de](http://www.compassio.de)

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