

PRESS RELEASE

## **Cureus completes compassio Seniorenresidenz Duhner Spitze in Cuxhaven – 110 state-of-the-art care places with sea view**

**Modern building with 110 single rooms for full inpatient care and short-term care completed | Opening in early June 2024 | Residents' restaurant with sea view, fireside lounge with library, nursing bathrooms, therapy room in the building | 68 residential units in four other buildings are also being built on the site for sale as apartments | All buildings in sustainable KfW Efficiency House standard, in part DGNB silver certificate | compassio - care specialist will operate the residence | Cureus - specialist for care properties is investor and developer | Cureus properties focus on residents' needs | Approx. 100 new, crisis-proof jobs will be created - employees can still apply | The allocation of care places is underway - interested parties can get in touch**

**Hamburg/Ulm/Cuxhaven-Duhnen, 4 June 2024.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, has completed the new Duhner Spitze senior residence at Wehrbergsweg 63 in 27476 Cuxhaven (Lower Saxony) and handed it over to the care specialist compassio Lebensräume & Pflege, which has been acquired as the operator partner. The opening is planned for the beginning of June 2024. Cureus itself was the general contractor for this project.

Karim Abdel-Rehim, Technical Director of Cureus, comments on the further schedule in the construction area as follows: "We are delighted to have now completed and handed over the senior residence as planned as the first of five buildings on the site and wish the compassio team and the future residents nothing but the best in this modern property in a prime location. In the development area between Häfchenweg 3 and Wehrbergsweg 63, Cureus is also currently carrying out the final work on the other residential buildings with a total of 68 residential units. These are currently for sale as apartments. The four buildings are to be completed successively over the course of the third quarter of 2024 and handed over to the new owners."

Johannes Knake, Managing Director of compassio based in Ulm, is delighted: "With the Seniorenresidenz Duhner Spitze and the other buildings, this former brownfield site is now being greatly upgraded. Together with the newly emerging neighborhood, life is also returning to the area. With our long-term and short-term care services, we want to offer a unique range of services for senior citizens in the contemporary building directly on the North Sea. Modern and spacious care rooms with generous glazing and the bright, friendly building design offer a home where you can feel at ease and be cared for safely. The balconies and roof terrace offer fantastic, incomparable sea views. compassio has always stood for professional, individual support and care and always has the needs of the employees in mind."

### **Living and working at the compassio Seniorenresidenz Duhner Spitze**

Anyone interested in care places in full inpatient long-term and short-term care can find more information about the services on offer and contact details on the residence's website at <https://www.compassio.de/standort/seniorenresidenz-duhner-spitze>.

Around 100 new, crisis-proof and modern jobs will be created in the senior residence in the areas of care, administration, building services and services. There are vacancies for nursing staff and assistants, mainly in the area of care and support. Interested parties can find information, contact and application options at

<https://www.compassio.de/standort/seniorenresidenz-duhner-spitze/#karriere>.

“The team for the start of operations at the beginning of June has already been found. We are very optimistic that we will be able to recruit more employees from Cuxhaven and the surrounding area,” says Johannes Knake. “compassio is an attractive and reliable employer. In addition to permanent employment contracts, attractive remuneration and numerous training and development opportunities, we offer our employees a wide range of additional benefits, such as shopping opportunities at top conditions via our employee portal, a company pension allowance and childcare costs. We now also offer JOBRAD leasing. We also create optimal working conditions in Cuxhaven. The modern new building offers an attractive working environment, and state-of-the-art tools and equipment facilitate work processes. And the dream location directly on the beach is unique,” adds Johannes Knake.

### **About the Seniorenresidenz Duhner Spitze on the beach with a wide range of services**

The new senior residence in Cuxhaven-Duhnen was built as a building with a partial basement, four full storeys and a staggered storey in sustainable KfW Efficiency House 40 construction in accordance with the Cureus system approach. Heating is provided by a combined heat and power unit (CHP), which also generates electricity for the senior residence. The living and usable area of the senior residence is around 5,300 square meters. Each of the 110 single rooms, 15 of which are wheelchair-accessible, is designed to modern standards and has its own bathroom as well as telephone, internet and television connections. The rooms are divided into eight residential groups. On the first floor of the residence there is a hotel-style lobby with reception, a lounge with a fireplace and a residential group. The full storeys above each house two further residential groups and care bathrooms. The staggered storey offers space for a further residential group and a spacious restaurant with a sea view and in-house kitchen. Each residential group also has a spacious eat-in kitchen and lounge areas to provide residents with space for social interaction in small groups. There is an in-house laundry for residents' laundry in the basement.

### **68 attractive apartments on sale**

In addition to the senior residence, the complex also includes four other, barrier-free buildings with a total of 68 residential units, seven of which are wheelchair-accessible. They are in the final stages of construction and are already being sold as apartments. One of the residential buildings is being built to KfW Efficiency House 40 standards and is also aiming for DGNB Silver certification. The three other residential buildings will be built to KfW's Efficiency House 55 standard. In addition to a shared underground parking garage in the basement, each of the buildings has three upper floors. The modern and generously proportioned two- and three-bedroom apartments are between 45 and 105 square meters in size. They include living rooms and bedrooms, a kitchen, bathroom, storage facilities and a terrace or balcony. The larger apartments are also equipped with an additional bedroom and some also have their own sauna. Light colors and lots of glass dominate the exterior design of all buildings. With straight-lined and modern facades, the complex will be an architectural eye-catcher in future.

Anyone interested in buying one of the apartments can contact Mayer & Dau Immobilien GmbH, Ms. Franciska Heinze, Tel.: 04721 67 800 20, e-mail [duhnen@mayer-dau.de](mailto:duhnen@mayer-dau.de), for information or visit <https://mayer-dau.de/zuhause-in-duhnen/>.

The outdoor areas of the Duhner Spitze senior residence and the four other residential buildings will have a park-like design and will be connected to the neighboring “Zuhause in Duhnen” vacation and permanent residence complex. It is planned to give the public access to the play, rest and relaxation areas to ensure that the new residential area is actively integrated into the neighborhood.

### **Cureus assumes responsibility for promenade design and maintenance of the Wehrbergskuhle.**

As agreed, Cureus is also involved in the design and upgrading of the public space surrounding the new residential area. Once the construction work has been completed, the promenade along Wehrbergsweg and Dünenweg will also be renovated and designed as a traffic-calmed area, thus eliminating through traffic in future. Access for residents, emergency services, dyke defense and the dune railroad will also be guaranteed in the future, the design and furniture will be based on the existing promenade and fit into the overall appearance of the cure area in consultation with the city administration.

Furthermore, Cureus has committed itself to the preparation and maintenance of the Wehrbergskuhle, a wooded area adjacent to the construction site, for 20 years. As a first step, a Cuxhaven horticultural company has already been commissioned to create traffic safety and a low-barrier access route for the public and to regularly maintain the paths and prune trees and shrubs as required. This means that the general public will continue to have access to an attractive local recreation area for leisure activities.

### **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** compassio Seniorenresidenz Duhner Spitze, Team of Project and Construction Site Management (Cureus) as well as operator (compassio), Lower Saxony, a Cureus project

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**Visualisation** compassio Seniorenresidenz Duhner Spitze, senior residence building, 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 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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