

PRESS RELEASE

Cureus builds for emida in Minden “Marien Residenz” – 93 inpatient care places, 19 assisted living units and day care with 21 places as well as a kindergarten are being built

- **93 care places for full, short-term and respite care, 19 assisted living units and day care with 21 places**
- **Kindergarten with 20 places**
- **Restaurant, hairdresser, lounge with fireplace, care bath in the building**
- **Property built to the latest standards and KfW 40 specifications**
- **Cureus specializes in care properties with a focus on operators and residents**
- **Care specialist emida Pflegeresidenzen becomes operator**
- **Completion and handover planned for spring 2026**
- **Approx. 90 new, crisis-proof jobs to be created**

Hamburg/Rheinbach/Minden, 7 June 2024. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, will shortly begin construction of the “Marien Residenz” at Marienwall 24 in 32423 Minden (North Rhine-Westphalia). The future operator of the residence will be the care specialist emida Pflegeresidenzen GmbH. The general contractor is Olaf Joop Projektbau GmbH from Faßberg.

Michael Müller, Managing Director of emida Pflegeresidenzen GmbH, is delighted: “With the historic city of Minden, we are opening up another important location in NRW for our company. Minden is a magnet in the region, it is lovable and liveable and we want to offer an attractive range of services for senior citizens in the region with our comprehensive care and services in this contemporary residence in the heart of the city and at the same time make it intergenerational by planning a kindergarten in the building. We are calling our new location ‘Marien Residenz’ in reference to the nearby St. Marien parish.”

Roman Fabel, project manager at Cureus, comments on the construction process as follows: “We can finally get started, the necessary building permits have been in place for some time, but the successful demolition of the old barracks buildings was followed by ground investigations to check for explosive ordnance and archaeological features. More detailed investigations then had to be carried out at the suspected explosive ordnance sites. In the course of the archaeological work, the foundations of an old defensive wall were discovered,

which were recorded and partially archived by the city administration. The majority of these finds were then removed and crushed and stored on site so that the material could be used as a gravel substructure in the further course of the project, for example, in the spirit of recycling. However, we have already completed the preparatory earthworks and will soon be starting the foundation work using special civil engineering, followed by building construction. We currently expect the project to be completed and handed over to our experienced operating partner emida Residenzen in spring 2026.”

Marien Residenz – modern inpatient residence with comprehensive range of services

Michael Müller from emida: “Our range of services includes a wide variety of care options designed to satisfy the diverse interests of our residents. A key aim of our care concept is to give each resident as much attention as possible.”

A modern new building with four full storeys and a staggered storey is being built on a plot of around 3,750 square meters in a central location. The U-shaped building is being constructed in accordance with the extremely energy-efficient KfW 40EE standard. A biogas-fired combined heat and power plant (CHP) will produce electricity as well as heat. The flat roof of the residence will be partially covered with gravel to retain rainwater. In terms of design, the new residence in Minden will blend in perfectly with the surrounding buildings, particularly thanks to its straightforward and bright exterior design, creating an eye-catching feature. The completely barrier-free building will have a total gross floor area of around 8,170 square meters.

The Marien Residenz welcomes residents and visitors with a hotel-style lobby, a lounge with a fireplace room and a range of different service providers such as hairdressers, pedicures and manicures.

The “café FRÄULEIN müller” restaurant with fresh cuisine will also be open to the public. When it comes to food, emida attaches great importance to a varied menu. Only fresh ingredients and seasonal fruit and vegetables are used. The menus also include a vegetarian dish every day. The terrace belonging to the restaurant creates a pleasant connection to the attractively designed outdoor areas of the residence.

The 93 inpatient care places will be located on the four upper floors. Each upper floor of the residence is divided into two living areas, each with its own lounge and kitchen. These smaller groups will create a homely, family atmosphere for the residents. Residents can expect only single rooms with en-suite bathrooms of the most modern standard for full inpatient and short-term care. 77 rooms are fully wheelchair accessible. The rooms can be individually furnished by the residents to create a feel-good atmosphere and a private retreat.

Assisted living, day care and a kindergarten round off the offering

19 spacious and modern apartments for assisted living are also being built on floors two to five. The apartments are suitable for one to two people and have living spaces of 43 to 57 square meters. All rental units have a living room with kitchen, some have a balcony, a separate bedroom as well as a bathroom, storage room and hallway.

The day care facility with 21 places is being built on the second floor on a gross floor area of around 380 square meters. It is equipped with a spacious and modern eat-in kitchen including a common room, sun terrace, relaxation rooms, care bathroom, therapy room and checkroom.

The day care center and the assisted living apartments are accessible on the first floor via a separate entrance and are located in the southwest wing of the Marien Residenz.

The kindergarten is planned for the eastern part of the first floor and also has a separate entrance. There will be space for 20 children on a gross floor area of around 210 square meters. In addition to group, sanitary and administration rooms, the kindergarten also includes a spacious terrace and an outdoor area in the residence's garden. This is a particularly good place for children and senior citizens to meet. The DRK Ortsverein Minden e.V. will be responsible for running the kindergarten.

Focus on encounters, community and socializing – registrations and applications from employees now open

“By opening the restaurant and hairdresser in the Marien Residenz to our tenants in the assisted living apartments and to the neighborhood, and by integrating the kindergarten, we are enabling our residents to participate in the social life of the surrounding area. An extensive program of events will also contribute to this in the future. In this way, we are fulfilling our aim of offering the residents entrusted to us the highest possible quality of care and living, because their satisfaction and that of their relatives is our top priority,” says emida Managing Director Michael Müller. “Our employees are also an important part of this concept. Once completed, the new site in Minden will provide around 90 new and crisis-proof jobs in the areas of care, administration, housekeeping, building services and service.”

Interested residents and job applicants can now find out more on the website www.emida-residenzen.de. Applications can be submitted online: kariere@emida-residenzen.de.

Central location and high-quality construction

The location of the Marien Residenz in Minden is ideal and urban in the lively city center of Minden. The urban green belt, the botanical garden and the banks of the Weser are nearby and invite you to take a stroll. Supermarkets, doctors, cafés, churches and social facilities are just a few minutes' walk away in the center. The Minden public transport network provides easy access to the central bus station, Minden railroad station and the surrounding towns and communities. Bicycle and car parking spaces will be provided on the grounds of the residence. This will ensure excellent accessibility for visitors, residents and staff. The park-like outdoor areas will also be available to residents to promote exercise, health, relaxation and socializing.

The new building will be designed and build 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 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 Marien Residenz Minden, view main entrance, North Rhine-Westphalia, a Cureus project

[...Download here...](#)

Copyright: Plan & Bauwerk (Winsen/Aller), Jan von Hörsten



Visualisation Marien Residenz Minden, view from East, North Rhine-Westphalia, a Cureus project

[...Download here...](#)

Copyright: Plan & Bauwerk (Winsen/Aller), Jan von Hörsten



Whitepaper „Optimised, unique, scalable – care home properties following a system“ (only available in German)

[...Download here...](#)

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

About emida Residenzen

emida Pflegeresidenzen GmbH, based in Rheinbach, is part of the emida family and was founded by Managing Director Michael Müller with the aim of offering the residents entrusted to him and his staff the highest possible quality of care and living. Of course, emida is not just about new, modern properties for the residents, but also about innovative concepts with the highest quality standards for the entire team. The 100% satisfaction of residents and their

relatives has absolute priority. We are aware that our services must be adapted to the individual resident. It must not be the case that the resident has to adapt to the concepts. This is where emida wants to break new ground! The reorientation in the residence affects the entire resident as well as their family environment.

Being human always has a future – this is emida's mission statement. No matter what form of care support our residents want from us. Their above-average satisfaction is one of our most important goals. We live our mission statement together in order to achieve our goals every day anew. emida currently has nine residences in Hille-Hartum, Liebenau, Mechernich, Rödingshausen, Minden, Nettetal and Stadthagen-Meerbeck. All facilities are well connected, have a lively infrastructure and modern architecture. Single rooms and top equipment for the well-being of residents, employees and visitors are a matter of course for the company. www.emida-residenzen.de

Media contacts

Susanne Bakemeier

emida Residenzen

+49 160 1517 946

susanne.bakemeier@emida-residenzen.de

Christoph Wilhelm

Cureus GmbH

+49 171 56 86 575

cw@cureus.de