

PRESS RELEASE

Cureus completes Belia Seniorrenresidenz Herne with around 160 care places

- **80 care places for full, short-term and respite care, 55 places in the 'Piepenfritz' home community and day care with 27 places completed**
- **Public restaurant in the building, hairdresser with chiropody, therapy rooms, in-house laundry, lounge with library**
- **Completed in sustainable KfW 40 construction, opening in summer 2024**
- **Cureus – experienced specialist for care properties as general contractor**
- **Cureus properties focus on the needs of the residents**
- **Belia Seniorenresidenzen is the operator**
- **Around 100 new and crisis-proof jobs will be created in Herne, employees can continue to apply**
- **The allocation of care places continues**

Hamburg/Winsen (Aller)/Herne-Mitte, 17 June 2024. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, has completed the new Belia Seniorenresidenzen Herne at Baumstr. 8-12 in 44623 Herne-Mitte (North Rhine-Westphalia) and handed it over to the operator Belia Seniorenresidenzen GmbH. The opening is planned for summer 2024. Cureus itself was the general contractor for this project.

"The new senior residence in Herne-Mitte has been built to our modern system care property standard," explains Kevin Lleshi, the project manager responsible at Cureus. "This standard focuses on the needs of the residents and is designed to ensure that they are not only very well cared for, but also feel comfortable in and with the building. We would like to thank everyone involved in the construction and our long-standing operator partner Belia Seniorenresidenzen and wish them a good time in this sustainably designed property."

"This year, we are opening two very modern senior residences in Herne. We kicked off in January 2024 with the Luisenstraße residence in Horsthausen, and now our new location in Baumstraße in the centre of Herne will follow," says Andreas Anspach, Managing Director at Belia Seniorenresidenzen, who is delighted with the successful expansion of the care offering in the city of Herne. "With our concept of 'open residences', we promote the residents' social and community contacts with the local neighbourhood. In addition to quality

care and nursing, we offer an attractive programme of events and leisure activities to ensure that our residents feel completely at ease – true to our motto ‘Belia – Better living in old age’. You can still register with us for a care place. We also focus on our employees, as they are the foundation for high-quality care. We are still looking for support in the areas of nursing and care, housekeeping, administration and building services to expand our operations. Applications are still possible."

Living and working at Belia in the senior residence Herne-Baumstraße

The senior residence has created around 100 new and, above all, secure, crisis-proof full-time and part-time jobs on site; interested parties can find all the information here: [Jobs \(belia.de\)](https://belia.de) or apply directly at bewerbung@belia.de.

Anyone interested in one of the care places can find more information about the offer and contact details on the Belia Seniorenresidenzen website <https://belia.de/unsere-standorte/herne/die-seniorenresidenz>. You can also call 05143 9810-0 or send an e-mail to info@belia.de.

Belia Seniorenresidenz Baumstraße combines hotel character and comprehensive service

The completely barrier-free senior residence is accessible via a separate entrance and will have around 4,900 square metres of gross floor area (GFA). It extends over the ground floor and three upper floors in the northern part of the building. The ground floor will welcome residents and guests with a hotel-style lobby, a lounge with a library, a hairdresser with chiropody, therapy rooms 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 generously designed outdoor areas of the senior residence.

On the upper floors, residents can expect 80 single rooms with en-suite bathrooms to the latest standards for full inpatient and short-term care. All rooms are wheelchair accessible and have their 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 two living areas on each upper floor, each with its own lounge with kitchen and balcony, in order to create a homely, family atmosphere for the residents in smaller groups.

House community integrates residents more closely into daily routines

In the southern part of the building, the house community extends over around 3,100 square metres of gross floor area with 55 residential units on the three upper floors. All rooms have their own modern bathroom as well as telephone, internet and television connections and are fully wheelchair accessible. It is also possible for residents to furnish their own rooms.

The concept of the ‘Piepenfritz’ house community with 55 residential units is characterised by the fact that the residents are involved in the housekeeping processes according to their individual abilities and are supported by the staff. For example, preparing meals together or doing the ironing creates a feeling of safety and security. In line with these requirements, each of the residential floors has a spacious living area with a living room, spacious kitchen and balcony.

Well-equipped day care centre with 27 places on the ground floor

The day care facility on the ground floor of the house community has 27 places and is optimally equipped for the daily care of those in need of care. In addition to the large lounge with kitchen, a therapy and gymnastics room, relaxation rooms and a care bathroom round off the facilities for visitors on the approx. 500 square metres of gross floor area.

Both visitors to the day care centre and the residents of the house community can make use of the restaurant, hairdresser, chiropodist and laundry facilities in the complex at any time. The outdoor facilities with raised beds, circular path, quiet zones and shady fruit trees and hedges are now equally available to all residents and guests of the complex and invite them to exercise together, socialise and relax outdoors.

Central location and high building quality

Located not far from Herne-Mitte underground station and Herne's main railway station, the new senior residence has excellent transport links. 35 car parking spaces on the premises, four of which are accessible for the disabled, make the complex very easy to reach for residents, visitors and staff. The lively city centre with a wide range of shopping facilities, doctors, social and leisure facilities is located nearby. Herne's city garden, a green space for recreation in the city centre, is also close by.

The new building has been 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, most of the rooms have 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 ([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



Photo Belia Seniorenresidenz Herne, North Rhine-Westphalia, a project of Cureus

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Photo Handover of Belia Seniorenresidenz Herne, Representatives of the builder (Cureus) and the operator (Belia), North Rhine-Westphalia, 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 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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