

## PRESS RELEASE

# Cureus and compassio place topping-out wreath for Seniorenresidenz Verl with 114 care and assisted living units

**Review of the topping-out ceremony on 10 July 2024 | Two modern buildings with 80 single rooms for long-term and short-term care, day care with 18 places and 16 assisted living flats under construction | Both buildings in sustainable Efficiency House 40 construction | Completion planned for the first quarter of 2025 | compassio Lebensräume & Pflege will be the operator | Cureus – specialist for care properties is the investor | Cureus properties focus on residents' needs | Approx. 80 new, crisis-proof jobs will be created for Verl – employees can already apply | Reservations for care places or assisted living flats already possible**

**Hamburg/Ulm/Verl-Sürenheide, 11 July 2024.** Cureus, an integrated property company that specialises in developing and actively managing its own inpatient care home portfolio, and compassio, the future operator of the Verl senior residence, invited guests to the topping-out ceremony yesterday. Among the guests were Robin Rieksneuwöhner, Mayor of the City of Verl, as well as other representatives from politics and administration, those involved in the construction and neighbours. In addition to the actual ceremony under the topping-out wreath with a traditional topping-out speech and the symbolic hammering of the last nail into the roof structure, the 70 or so participants were also presented with in-depth information about the new senior residence. The physical well-being was well catered for. The construction site is located at Königsberger Str. 33/35 in 33415 Verl-Sürenheide (North Rhine-Westphalia). The general contractor for the construction work is Olaf Joop Projektbau GmbH.

"Our construction project is progressing quickly and according to plan. The new senior residence is already clearly recognisable today," says Sebastian Warz, the project manager responsible at Cureus. "We would therefore like to celebrate the progress of the construction work in the traditional way with everyone involved and thank them for what they have achieved so far. With the completion of the roof, we are now independent of the weather and can now fully tackle the interior work. I am optimistic that we will be able to hand over the building to our proven, professional operating partner compassio for an opening in spring 2025 as planned."

Johannes Knake, Managing Director of compassio, also thanks the teams on the construction site and is pleased with the progress of the project: "We are delighted that we can meet the increasing demand for care places for permanent, short-term and day care as well as assisted living for senior citizens with our attractive new building. A residence with a feel-good character is being built in Verl, which will be characterised by a high-quality, senior-friendly interior design and exterior architecture as well as friendly, modern and senior-friendly living areas. Our assisted living flats offer comfort and security. Day care is available to tenants and guests from Monday to Friday. With the concept of 'open residences', we promote social and community contact between residents and the local neighbourhood. In

addition to quality care and nursing, we offer an attractive range of care services to ensure that our residents feel completely at ease."

### **Living and working at compassio Seniorenresidenz Verl**

It is already possible to reserve care places. Interested parties can contact the compassio head office in Ulm on 0731 40969-0 or by e-mail: [info@compassio.de](mailto:info@compassio.de) for more information. Our sales partner Inteligy Effizienz GmbH is responsible for letting the assisted living flats. Prospective tenants can obtain an exposé with a floor plan, contact: [mieter@inteligy-effizienz.de](mailto:mieter@inteligy-effizienz.de) or phone 040 22 61 63 077.

Interested employees can also apply with immediate effect. In total, more than 80 new and crisis-proof full and part-time jobs will be created. Employees are being sought for the opening of the facility in spring 2025, mainly nursing and auxiliary staff as well as vacancies in the care and service areas. compassio offers crisis-proof jobs with an attractive salary.

"Despite the tight labour market and the competition, we are very optimistic that we will succeed in attracting more employees from Verl and the surrounding area. compassio is an attractive and reliable employer and operates in a crisis-proof, growing industry," comments Maria Luise Paul, Regional Manager at compassio. In addition to permanent employment contracts, highly 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, JobRad leasing, a company pension scheme subsidy and a childcare allowance. We also create optimal working conditions in Verl. The modern new building offers an attractive working environment where you can feel at ease, and state-of-the-art tools and equipment make work processes easier.

Interested parties and applicants are welcome to contact compassio directly at [info@compassio.de](mailto:info@compassio.de).

### **Combined property focuses on sustainability**

The compassio Seniorenresidenz Verl will be built by spring 2025 in two parallel construction phases on a plot of around 9,500 square metres in the Sürenheide district between Königsberger Str. and Alter Ölbach. The residence and main building will be constructed in the eastern part of the site, with a further building containing the day care centre and assisted living flats in the western part. Both buildings will have three full storeys and a staggered storey. They are planned as energy-optimised KfW Efficiency Houses 40 and will each be heated in an ecologically sustainable manner using their own combined heat and power (CHP) plant, which will also generate electricity. Some of the flat roofs of the buildings will be extensively greened and covered with gravel, which will serve to retain rainwater and improve the microclimate at the same time.

### **State-of-the-art care with a comprehensive range of services in the senior residence**

The barrier-free residence has a partial basement and a gross floor area (GFA) of around 5,100 square meters, extending over three full stories and a stacked floor. Future residents will have access to 80 modern care places in generously designed single rooms with private bathrooms, telephone, TV and internet connections. All rooms are wheelchair-accessible. It is possible to furnish the rooms yourself in order to maintain privacy and as a private retreat. For a familiar, social togetherness, the rooms are divided into six independently organized living groups with associated kitchen and lounge area as well as balcony or terrace.

The senior residence has a restaurant with kitchen and a terrace, which is open to residents. A hotel-like reception with an inviting foyer, a fireside lounge with a library, a hairdresser, a smokers' lounge, a modern care bathroom and the in-house laundry round off the services offered to residents.

### **Attractive apartments and contemporary day care facilities**

The apartment building with a total GFA of around 1,700 square meters houses the day care center for 18 people on the first floor. It comprises a large common room with kitchen and fireplace corner as well as a nursing bathroom, a therapy and gymnastics room, two relaxation rooms, a wardrobe and sanitary facilities. The 16 modernly furnished and generously sized service apartments are spread over all four floors in the building. They are between 51 and 58 square meters in size and each has a living room with cooking facilities, a separate bedroom, a private bathroom, a hallway and a storage room, as well as telephone, TV and internet connections. Each apartment also has a balcony, terrace or roof terrace. Of course, the building has an elevator.

### **Pleasant outdoor facilities and optimal location and accessibility**

The park-like outdoor facilities with circular paths are friendly and generously designed. They are intended to invite all residents of the residence and the service apartments as well as the guests of the day care to exercise and meet as well as to linger outdoors, and they cleverly connect the two buildings with each other.

With its near-natural location directly on the Alter Ölbach stream and close to Lake Verl, the residence is wonderfully embedded. Local supply, social and cultural facilities as well as churches and doctors are easily accessible. Links to public transportation are also ensured, connecting Verl-Sürenheide with nearby Gütersloh and other communities in the area. 41 parking spaces on the premises, six of which are handicapped-accessible, as well as more than 40 bicycle parking spaces additionally ensure optimal accessibility for residents, visitors and employees.

### **Well thought out standard ensures individuality and highest building quality**

The compassio Seniorenresidenz Verl is 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', 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.

## Images & Downloads



**Photo** Topping-out ceremony for the compassio Seniorenresidenz Verl on 10 July 2024, f.l.t.r.: Johannes Knake (Managing Director compassio), Robin Rieksneuwöhner (Mayor of Verl), Antonmia Bonz (Project Manager Cureus), North Rhine-Westphalia, a Cureus project

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**Photo** Topping-out ceremony for the compassio Seniorenresidenz Verl on 10 July 2024, under the topping-out wreath, North Rhine-Westphalia, a Cureus project

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**Visualisation** compassio Seniorenresidenz Verl, view from street, North Rhine-Westphalia, a Cureus project

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**Visualisation** compassio Seniorenresidenz Verl, view from garden, 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 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 safely cared-for life. Safety, joie de vivre, service culture and appreciation are the values that guide our actions. Several thousand employees have been working for people throughout Germany since 2005. 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)

### **Media contacts:**

Christoph Wilhelm  
Corporate Communications  
Cureus GmbH  
+49 171 56 86 575  
[cw@cureus.de](mailto:cw@cureus.de)

Gisela Dürr  
Head of Marketing  
compassio Lebensräume & Pflege  
+49 731 40969-1401  
[gisela.duerr@compassio.de](mailto:gisela.duerr@compassio.de)