

## PRESS RELEASE

# Cureus and compassio place topping-out wreath for Seniorenresidenz Osterholz-Scharmbeck with 190 care and assisted living units

**Review of the topping-out ceremony on 24 July 2024 | Two modern buildings with 143 barrier-free single rooms for inpatient and short-term care, 28 assisted living units and a day care centre with 18 places are being built | Completion of the properties to KfW 40NH standard planned by mid-2025 | Buildings aiming for DGNB Silver certificate | Cureus – specialist for care properties is investor and developer | Properties from Cureus focus on the needs of residents | compassio – Lebensräume & Pflege becomes operator in Osterholz-Scharmbeck | Over 100 new, crisis-proof jobs created for Osterholz-Scharmbeck - employees can already apply | Applications for care places or assisted living flats already possible**

**Hamburg/Ulm/Osterholz-Scharmbeck, 25. 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 Seniorenresidenz Osterholz-Scharmbeck senior residence, invited guests to the topping-out ceremony yesterday. Among the guests were Bernd Lütjen, District Administrator of the Osterholz district, Torsten Rhode, Mayor of Osterholz-Scharmbeck, Klaus Sass, Chairman of the Council and Deputy Mayor of the town, as well as other representatives from politics and administration, the parties 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 between the Bundesstraße 74 (B74) and a quiet residential area along the Am Hohenberg road and will be developed with two buildings. Cureus itself is acting as the general contractor for the construction work.

„Our construction project is progressing quickly and according to plan. The new senior residence is already clearly recognisable today,” says Stefanie Zacharias-Srocke, Project Manager 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. Now that the roof has been completed, we are independent of the weather and can 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 summer 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 serviced living for senior citizens with our attractive new building. In Osterholz-Scharmbeck, a residence with a feel-good character is being built, 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 Osterholz-Scharmbeck**

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 100 new and crisis-proof full and part-time jobs will be created. Employees are being sought for the opening of the facility in summer 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 Osterholz-Scharmbeck 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 Osterholz-Scharmbeck. 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 senior residence in Osterholz-Scharmbeck will be built by summer 2025 in two parallel construction phases on a plot of land measuring around 18,200 square metres between the B74 federal road and a quiet residential area along the Am Hohenberg road. The two-part building complex is being built in a three-storey design with an additional staggered storey and thus meets the requirements of the development plan drawn up for the area in summer 2021. Around 9,730 square metres of barrier-free living and usable space will be built to the energy-conscious KfW 40NH standard, which also meets the criteria for DGNB Silver certification and thus achieves the seal of quality for high sustainability. The flat roofs of the building will be covered with natural greenery. The façades will have a linear and modern design and will be partially clad in red brick in accordance with the development plan. With their predominantly light colours, the buildings blend in perfectly with the surrounding buildings. A protective wall will be built along the western boundary of the property along the B74 to provide noise protection. The windows facing the road will be fitted with increased sound insulation.

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

The U-shaped main building of the senior residence with around 6,900 square metres of living and usable space on three full storeys and a staggered storey is being built in the northern part of the site. In addition to a hotel-style reception with a friendly lobby, a lounge with a fireplace and library, hairdresser, care bath and a residents' restaurant with kitchen and terrace are also planned. These facilities can also be used by the tenants of the serviced flats. Of the 143 modern, barrier-free single rooms, 47 are wheelchair-accessible. Each room has its own bathroom as well as a telephone, internet and television connection. It is possible to furnish the rooms yourself to ensure privacy and as a place of retreat. The residence is divided into seven residential groups, which enable a homely, family-like atmosphere. Each residential group has a private, family-style communal room with a kitchen and dining area as a communicative centre that promotes social contact between the residents.

### **Day care and assisted living in the southern part of the property**

To the south of the main building, a three-storey, L-shaped building with an additional staggered storey is being built, which will house 28 serviced flats on around 2,300 square metres of living and usable space. The ground floor houses the day care centre for people with physical disabilities and dementia. The day care centre has 18 places and is available to the tenants of the assisted living flats above as well as external guests on a daily basis. A spacious group room with kitchen, therapy room, relaxation rooms with comfortable armchairs, sanitary facilities, a care bathroom and a terrace ensure a pleasant stay in the day care centre.

There are 28 modern assisted living flats on the upper floors, ranging in size from 42 to 67 square metres, for singles and couples. All flats are barrier-free and in some cases wheelchair-accessible and have their own bathroom, bedroom and living and cooking areas, as well as a hallway and storage facilities. All flats have a balcony or roof/terrace. A club room and storage rooms for wheelchairs and walking frames are also located in this building. The detailed lease conditions will be announced at a later date.

### **Ideal location and optimal accessibility**

The location of the new senior residence is ideal: the town centre of Osterholz-Scharmbeck with the town park, doctors, shops and cultural and social facilities is easily accessible via the nearby bus stop. There will be 44 bicycle parking spaces and 63 car parking spaces on the compassio senior residence site. Nine car parking spaces will be accessible for the disabled. Very good accessibility for residents, visitors and staff will be ensured. The outdoor areas, designed in the style of a park, will be available to all residents of the residence for activities, relaxation and socialising. A green meeting place with seating and a high quality of stay will be created by Cureus for the community directly in front of the main building and will become a popular meeting place.

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

The compassio Seniorenresidenz Osterholz-Scharmbeck 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 Osterholz-Scharmbeck on 24 July 2024, f.l.t.r.: Mr Knake, Managing Director compassio (operator), Mr Torsten Rhode (Mayor), Ms Zacharias-Srocke (Project Manager Cureus), Mr Abdel-Rehim (Technical Manager Cureus North - General Contractor), Lower Saxony, a Cureus project

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**Photo** Topping-out ceremony for the compassio Seniorenresidenz Osterholz-Scharmbeck on 24 July 2024, under the topping-out wreath, Lower Saxony, a Cureus project

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**Visualisation** compassio Seniorenresidenz Osterholz-Scharmbeck, main entrance, Lower Saxony, a Cureus project

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**Visualisation** compassio Seniorenresidenz Osterholz-Scharmbeck, back side, 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 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)

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