

## PRESS RELEASE

### **Cureus starts construction of Garrel senior residence with 105 care places**

- **105 barrier-free single rooms planned for inpatient and short-term care**
- **Restaurant, hairdresser, care bathrooms, lounge and therapy room, funeral parlour and laundry planned in the building**
- **Completion in sustainable KfW 40NH construction planned for the beginning of 2026**
- **Building is aiming for DGNB Silver certification**
- **Cureus is an experienced specialist for care properties with a focus on operators and residents**
- **Around 65 new full-time jobs for up to 80 employees will be created**

**Hamburg/Winsen (Aller)/Garrel, 27 August 2024.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, will soon begin work on a new senior residence at Hauptstraße 60 in 49681 Garrel (Lower Saxony), south of Oldenburg, after receiving planning permission. Final talks are currently underway with an experienced operator partner for the care operation at this attractive location. The company Olaf Joop Projektbau will act as general contractor for this project.

"We will begin the preparatory foundation work on the centrally located development site from September 2024," explains Roman Fabel, the responsible project manager at Cureus, adding: "The new senior residence is planned according to our modern system care home standard and with special architectural aspirations. A modern senior residence will now be built here by the beginning of 2026, in around 18 months of construction, in accordance with the energy-optimised KfW 40 standard and with the aim of achieving DGNB Silver certification. Its design and structure will be clearly focussed on the needs of the residents and care staff."

#### **Modern senior residence with restaurant, hairdresser, care baths, lounge and therapy room, funeral parlour and laundry**

The new senior residence in Garrel will be built on a plot of around 3,710 square metres along the main road with a gross floor area of around 5,900 square metres. In addition to a ground floor and two full storeys, the U-shaped building with a partial basement will also include a staggered storey. It is planned to be completely barrier-free in accordance with the highly energy-efficient and sustainable KfW 40 construction method and is aiming for a silver certificate in accordance with the DGNB criteria. Heating is provided in an ecologically sensible manner by a combined heat and power unit (CHP), which also generates electricity for the retirement home. A solar system is planned for the roof. The straightforward and modern façade made of light and dark grey plaster and red clinker brick sections will create an architectural eye-catcher that blends harmoniously into the surrounding buildings with its colour scheme. In addition to the hotel-style lobby with reception, the ground floor of the senior residence will also have a public restaurant with a sun terrace, a hairdressing salon with chiropody services and a care bath. The property will also have its own laundry for residents' laundry and therapy rooms.

In addition to the hotel-style lobby with reception, the ground floor of the senior residence also houses a restaurant with a sun terrace, a hairdressing salon, a lounge and a funeral parlour. The property will also have an in-house laundry for residents' laundry, several care bathrooms and therapy rooms.

The senior residence is divided into six residential groups, one on the ground floor and two on each of the upper floors. The residential group concept is designed to ensure a homely, family-like atmosphere. To this end, each residential group has an attractively designed communal room as the centre of the residential group with a kitchen and dining area as well as a terrace or balcony, which will strengthen social contacts between the residents. The residential group on the ground floor is specially designed to meet the needs of residents with dementia. Among other things, it has direct access to the garden, which has been designed as a dementia garden. Here, residents can move around safely without supervision.

Each of the 105 single rooms is designed to modern standards and will have its own bathroom as well as telephone, internet and television connections. 37 rooms are wheelchair accessible. Residents can bring their own furniture and accessories if they wish. The park-like outdoor areas with a spring stone, fruit and deciduous trees are also available to the residents of the residence for exercise, relaxation and socialising.

### **Suitable location and optimal accessibility**

The new senior residence is centrally located in the centre of Garrel and within walking distance of the village park with its pond. Shopping facilities, doctors and social amenities are therefore only a few minutes' walk away. The nearby bus stop provides an ideal link between Garrel and the surrounding communities. Bicycle parking spaces and 17 car parking spaces, two of which are disabled-friendly, will be created on the grounds of the senior residence. This will ensure excellent accessibility for visitors and care staff.

### **Building in accordance with high-quality, individual standard**

The new Seniorenresidenz in Garrel is designed and will be 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.

## 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 ([found here](#)) and the current destatis 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



**Visualisation** Senior residence Garrel, 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)