

PRESS RELEASE

Cureus and emida lay foundation stone for “Marien Residenz” in Minden - 93 inpatient care places, 19 serviced apartments and a kindergarten under construction

- **Review of the laying of the foundation stone on 29 August 2024**
- **93 care places for full, short-term and respite care, 19 serviced apartments**
- **Kindergarten with 20 places**
- **Restaurant, hairdresser, fireside lounge, care bathroom in the building**
- **Property built to the latest standards and KfW 40EE specifications**
- **Cureus is a specialist for care properties with a focus on operators and residents**
- **Care specialist emida Pfliegeresidenzen becomes operator**
- **Completion and handover planned for spring 2026**
- **Approx. 90 new, crisis-proof jobs to be created**

Hamburg/Rheinbach/Minden, 29 August 2024. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, today laid the foundation stone for the “Marien Residenz” in Minden together with the future operator emida Pfliegeresidenzen GmbH. The ceremony took place in the presence of Kathrin Kosiek, Minden's deputy mayor, as well as other representatives from politics and administration, from those involved in the construction and from the operator and developer. In addition to the actual ceremony with the ceremonial sinking of the time capsule, the 40 or so participants were also presented with in-depth information about the new residence and initial insights into the construction site. The physical well-being was well catered for. The building is being constructed at Marienwall 24 in 32423 Minden (North Rhine-Westphalia). The general contractor is the company Olaf Joop Projektbau GmbH from Faßberg.

“Following extensive exploratory work, construction work for a modern residence in Minden has been successfully underway on the site since spring 2024. Thanks to the smooth construction process, we are delighted to be able to ceremoniously lay the foundation stone today and quickly start building construction once the floor slab has been completed,” explains Roman Fabel, project manager at Cureus, adding: “We wish everyone involved in the construction work continued success and are planning to hand over the project to our professional operator partner emida Pfliegeresidenzen in spring 2026 after a total construction period of around one and a half years. The Marien Residenz in Minden will have 93 inpatient care places in modern single rooms, 19 serviced apartments and a kindergarten. The building is planned with high architectural standards in order to blend in harmoniously with the surrounding buildings.”

“We see an increasing demand for care places in Minden and the surrounding area in the future and are very pleased about this new location,” reports Michael Müller, Managing

Director of emida Pflegeresidenzen GmbH: "Thanks to our extensive experience in operating care facilities, we can already promise our future residents high-quality care and the future care staff modern workplaces and an appreciative working atmosphere. The residence will offer full inpatient care places as well as short-term care places. The meals are freshly prepared in the in-house kitchen and we place great value on individual social and therapeutic care in our facilities. They are also designed as an open house: a lunch table will also be offered in Minden for senior citizens from the neighborhood and various events at the home will be open to the public," continues Müller.

Living and working at emida in the Marien Residenz Minden

Interested residents can now find out more via the website www.emida-residenzen.de or obtain information at info@emida-residenzen.de.

emida also focuses on its employees: appreciation and a modern working environment are particularly important. Around 90 new jobs will be created in Minden in the areas of care, administration, housekeeping, building services and service. Applications can already be submitted online: karriere@emida-residenzen.de.

The DRK Kreisverband Minden e.V. is also already accepting applications as the operator of the kindergarten that will be located in the building. Anyone interested should contact Corinna Mertens, telephone: 0571-83747-13, e-mail: mertens@drk-kv-minden.de.

Marien Residenz – modern location with a comprehensive range of care and services

A modern new building with four full storeys and a staggered storey is currently under construction on the approx. 3,750 square meter plot 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 services such as hairdressing, 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.

Serviced apartments and a kindergarten round off the offer

19 spacious and modern apartments for serviced living are also being built on floors two to five. They are accessible on the first floor via a separate entrance and are located in the

south-western wing of the Marien Residenz. 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, bathroom, storage room and hallway.

The kindergarten is located in the eastern part of the ground floor and also has a separate entrance. There will be space for 20 children on a gross floor area of around 210 square metres. 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 Kreisverband Minden e.V. will be responsible for running the kindergarten.

Central location and high-quality construction

The location of the Marien Residenz in Minden is ideal and urban in the lively city centre 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 town centre. The Minden public transport network provides easy access to the central bus station, Minden railway station and the surrounding towns and communities. There will be bicycle parking spaces and car parking spaces 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 socialising.

The new building has been designed and will be 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



Photo of laying the foundation stone for emida “Marien Residenz” in Minden, f.l.t.r.: Kathrin Kosiek, (Deputy Mayor), Roman Fabel, (Project Manager, Cureus), Michael Müller (Managing Director, emida), North Rhine-Westphalia, a Cureus project

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Visualisation Marien Residenz Minden, view main entrance, North Rhine-Westphalia, a Cureus project

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Visualisation Marien Residenz Minden, view from East, 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

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 the residents and their relatives has absolute priority. We realise 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. Together, we live our mission statement in order to achieve our goals every day anew. emida currently operates five residences in Hille-Hartum, Liebenau, Mechernich, Rödinghausen and Meerbeck. All facilities have good transport links, a lively infrastructure and modern architecture. Single rooms and top-quality facilities for the well-being of residents, staff and visitors are a matter of course for the company. www.emida-residenzen.de

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