

Press release

Cureus expands DOREAFAMILIE Aschendorf by 48 care places to 123 units – Construction work for extension begins

- **48 barrier-free single rooms for long-term and short-term inpatient care are added in an extension in Aschendorf**
- **Location grows to 119 inpatient care places and four residential units**
- **Completion of the extension to KfW 40NH standard at the turn of 2025/2026**
- **DGNB Silver certification is being sought**
- **DOREAFAMILIE is the operator at the Aschendorf site**
- **Cureus – specialist for care properties is investor and developer**
- **Cureus properties focus on the needs of the residents**
- **New crisis-proof jobs are created, employees can apply**
- **Anyone interested in a care place at the DOREAFAMILIE Aschendorf can get in touch**

Hamburg/Berlin/Aschendorf, 10 September 2024. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, is expanding the care property in Aschendorf, a district of Papenburg (Lower Saxony), which went into operation in 2020. From September 2024, 48 additional inpatient care places will be created for the operator DOREAFAMILIE at Hüntestraße 5 in 26871 Aschendorf in an extension to the existing building. The general contractor for the project is Cureus itself.

‘We are delighted that the DOREAFAMILIE site in Aschendorf has already been operating successfully for many years and that we can now realise an extension on the remaining plot,’ explains Kevin Lleshi, Project Manager at Cureus, adding: ‘We will be adding a highly energy-efficient building section in line with our typical system approach and the KfW 40NH standard, which also aims to be certified by the DGNB sustainability seal. We are planning to complete the building at the turn of the year 2025/2026 after a short construction period. Of course, we will take the residents and employees in the existing building into account as much as possible during all the work and construct the extension as quickly as possible.’

‘With the 48 additional care places, we are comprehensively supplementing our existing, broad range of care services, as we are already seeing a steadily increasing demand for inpatient care places in Aschendorf and the surrounding area,’ explains Thomas Fischer, the responsible regional managing director of DOREAFAMILIE. ‘We are also planning modern facilities for the extension, which will offer all the possibilities of contemporary, well-founded care. It is important to us to successfully expand the familiar and lively community that we have built up together with our residents and our team on site in a cosy setting. The outdoor

facilities, the communal and therapy rooms and comfortable seating areas also invite all future residents to socialise, but also offer areas to retreat to if required.'

Living and working at DOREAFAMILIE Aschendorf

Anyone interested in a care place can contact our facility manager in Aschendorf, Annie Kremers, on 04962 90696902 or by e-mail at el.aschendorf@doreafamilie.de for more information.

The extension will create additional modern and crisis-proof jobs. Applicants for one of the positions in the areas of care, housekeeping, administration or building services can find out more and apply at <https://www.doreafamilie-jobs-und-karriere.de/aschendorf>. Additional new positions will be added continuously in the run-up to the opening.

Sustainable care facility with a focus on the well-being of residents

The modern building with 71 spacious single rooms for inpatient care and four residential units is currently located on the approx. 5,850 square metre site. There are a total of five familiar residential groups on three floors. Each of the living areas has twelve cosy single rooms and one large flat; this is designed as a double room for married couples. A large, bright and cosy communal kitchen serves as a social centre and meeting area in each residential group. Directly adjacent to the hotel-style foyer on the ground floor is the restaurant for residents with a sun terrace and its own fresh food kitchen. Hairdressers, chiropodists, doctors and therapists are also regularly available in the building.

The extension complements the L-shaped main building to the south. It will have two full storeys and a staggered storey and comprises around 2,440 square metres of gross floor area. The extension follows the typical Cureus system approach. A straight-lined façade, which blends in with the existing surrounding buildings in terms of colour, and floor-to-ceiling windows throughout are key elements. The extension will be built in accordance with the KfW 40NH standard and will be supplied with heat and electricity from its own combined heat and power plant. The building is also aiming for certification in accordance with the extremely sustainable DGNB Silver standard. Spacious care bathrooms and additional staff and administration rooms will complement the existing facilities at the site. The new part of the building will also consist exclusively of generously proportioned single rooms with en-suite bathrooms. Each of the 48 rooms has a telephone, television and internet connection as well as a nurse call. It is possible to furnish the rooms yourself to ensure privacy and as a private retreat. For a familiar, social atmosphere, the rooms are divided into three further, independently organised residential groups with their own kitchen, lounge area and balcony or terrace.

Lots of nature and good traffic connections

The DOREAFAMILIE Aschendorf house was built on the site of a former Franciscan monastery on a small stream. The ensemble, right next to the monastery garden, is located on the edge of the former district town, which now belongs to Papenburg; the town centre is within walking distance. The green surroundings as well as several shopping facilities, nearby social amenities and doctors' surgeries make the location attractive. The bus stops close to the building and there are parking spaces for cars and bicycles on the premises, which makes it very easy for employees and visitors to get around.

Building in accordance with high-quality, individual standard

The DOREAFAMILIE Aschendorf extension is designed and will be build 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 'Effizienhaus-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 at any time.

Images & Download



Visualisation DOREAFAMILIE Aschendorf, extension, Lower Saxony, a Cureus project

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Aerial photo DOREAFAMILIE Aschendorf, main building, 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

About DOREAFAMILIE

DOREAFAMILIE is a group of companies based in Berlin that has been providing integrated care services ranging from outpatient and inpatient care to specialised care services since 2015. Around 5,300 people in need of care and support are cared for in 43 inpatient facilities, nine outpatient services, day care centres and assisted living facilities. Around 3,700 employees work for the Group. www.doreafamilie.de

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