

PRESS RELEASE

Cureus builds care and assisted living facility with 164 units in Halberstadt for compassio

Two modern buildings are being built with 140 single rooms for full inpatient care and short-term care as well as 24 assisted living flats | Residents' restaurant, fireside lounge with library, hairdresser, care bath, therapy rooms in the property | Building planned in accordance with state quality seal Sustainable Building (QNG) in KfW Efficiency House 40 construction method and DGNB silver certificate | compassio Lebensräume & Pflege will be the operator | Cureus – specialist for care properties is the developer | Properties from Cureus focus on residents' needs | Approx. 85 new, crisis-proof jobs will be created for Halberstadt | Completion and handover planned for early summer 2026

Hamburg/Ulm/Halberstadt, 10 October 2024. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, is starting to build a compassio senior residence in Halberstadt. compassio Lebensräume & Pflege will take over the operation after completion. Construction will take place at Hans-Neupert-Straße 1A in 38820 Halberstadt (Saxony-Anhalt). The general contractor for the construction work will be Olaf Joop Projektbau GmbH.

'We are now looking forward to starting the earthworks for the new construction of this modern care facility in Halberstadt,' says Stefanie Zacharias-Srocke, Project Manager at Cureus, and continues: 'The site, which has recently lain fallow, will now be examined for explosive ordnance and possible archaeological deposits before we can start preparing the new building. We will also build in Halberstadt using our tried-and-tested system approach, which means that we are planning to complete the project and hand it over to our long-standing professional operator partner compassio in early summer 2026 after a construction period of around 18 months. Our senior residence is planned with high architectural standards and will blend harmoniously into the surrounding residential environment.'

Johannes Knake, Managing Director of compassio based in Ulm, is delighted: 'Halberstadt is a gateway to the Harz Mountains and is a lovely place to live. We would like to offer a comprehensive and attractive range of services for senior citizens from the city and the surrounding area with our extensive nursing and residential care programme in this contemporary buildings. Modern and spacious care rooms as well as the attractively furnished serviced flats with generous glazing and the bright, friendly building design will offer a home to feel at home and be cared for safely.' compassio has always stood for professional, personalised support and care and always has the needs of its employees in mind. The senior residence in Halberstadt will provide around 85 new, crisis-proof and modern jobs in the areas of care, administration, building services and services.

Sustainable location concept for care and living

Two modern, barrier-free buildings are being built in two parallel construction phases on a plot of around 7,400 square metres in an established residential area in the south of Halberstadt for the compassio senior residence in Halberstadt. This residential location is planned as energy-optimised KfW Efficiency Houses-40 in accordance with the state seal of quality for sustainable buildings (QNG) and is also aiming for certification in accordance with the high requirements of the silver standard of the German Sustainable Building Council (DGNB). A photovoltaic system on the roof and a heat pump for heating and producing hot water support

the building's operation in an ecologically sensible way. Furthermore, the flat roofs are extensively greened, which serves to retain rain and also improves the microclimate. The planting of new trees on the site is also part of this construction project.

Modern senior residence with a comprehensive range of services

The L-shaped main building with 140 places for inpatient care and six assisted living flats will have a gross floor area of around 7,910 square metres. It runs alongside the neighbouring Goldbach stream and opens up to a green inner courtyard to the south. The building is barrier-free and extends over four full storeys and a staggered storey. The future residents will have 140 modern care places in generously designed single rooms with en-suite bathrooms. 62 of the rooms will be wheelchair-accessible, while some of the rooms on the staggered storeys are more generously proportioned as comfort rooms with the best views. Each room has its own 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. The rooms are divided into eight independently organised residential groups with their own kitchen, lounge area and balcony to create a familiar, social atmosphere.

In addition to the administration and technical rooms, a brightly designed residents' restaurant with kitchen and terrace is planned on the ground floor of the senior residence. A hotel-like reception with an inviting foyer, a fireside lounge with a library, a hairdresser, a modern care bathroom and therapy rooms round off the services offered to residents. The service facilities and the park-like outdoor areas are also available to the residents of the neighbouring serviced flats.

Assisted living in 24 spacious apartments

Six of the 24 assisted living flats are located on the ground floor of the main building and can be accessed directly from Hans-Neupert-Strasse via a separate entrance. The other 18 residential units, three of which are wheelchair accessible, are located in the second building on the site, directly on Hans-Neupert-Strasse. This building will have three full storeys and a staggered storey; the floors can be reached by lift and stairs. The spacious two-room flats are between 47 and 63 square metres in size and are suitable for one or two-person households. All flats have a living room with cooking facilities, bedroom, private bathroom, hallway, storage room and a covered terrace, balcony or roof terrace. The conditions for rent and service lines will be announced by compassio at a later date.

Optimal location and accessibility

Located directly on the Goldbach stream and not far from the Halberstadt Zoo and the Jahnwiese recreational area, the site is close to nature and yet easily accessible. The friendly outdoor area in the inner courtyard invites all residents of the residence to exercise and socialise outdoors. There are also a total of 31 car parking spaces on the site, four of which are disabled-friendly, as well as bicycle parking spaces. Links to public transport are also guaranteed, which ensures optimal accessibility for residents, visitors and employees and connects the site perfectly with the city centre. Local amenities, social and cultural facilities, churches and doctors are easily accessible in the immediate vicinity and in the city centre.

Sophisticated standard ensures individuality and the highest building quality

The compassion Seniorenresidenz in Halberstadt will be 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' (former KfW 40 energy-efficiency 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.

Downloads



Visualisation compassio Seniorenresidenz Halberstadt, Saxony-Anhalt, a project of Cureus

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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 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. We realise innovative living concepts that surprise and open up completely new perspectives for our residents to shape and enjoy their lives. Our care specialist 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

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