

## Press release

### **Cureus starts construction of a senior residence with 126 care places in Melle – Lavendio Seniorenresidenzen signs on as operator**

- **126 state-of-the-art care places**
- **Restaurant, laundry, hair and pedicure salon**
- **Completion scheduled for Q3 2022 to KfW 40 energy-efficiency standard**
- **Cureus – experienced specialist for system care homes to build and retain property in its own portfolio**
- **Cureus system care homes specially designed to meet the needs of residents**
- **Lavendio Seniorenresidenzen will operate the residence**
- **Approx. 55 new, crisis-proof jobs are to be created**

**Hamburg/Winsen (Aller)/Melle, 7 July 2021.** Cureus GmbH has announced the start of construction on a senior residence in Melle, south-east of Osnabrück, in the state of Lower Saxony, Germany. Once completed, the residence will be operated by Lavendio Seniorenresidenzen GmbH. The property will remain in the Cureus portfolio upon completion.

Building permission has now been granted and Cureus is gearing up for the start of construction on the approx. 5,000-square-metre site at Kosakenallee 11 in 49324 Melle. Completion is planned for autumn 2022.

“After the recent clearing of the site, we are now making the final preparations for shell construction work to start in July 2021”, says Kay Grünewald, Project Manager at Cureus. “The new senior residence in Melle will be built in just 16 months, with completion and handover planned for autumn 2022. The complex is being built to strict KfW 40 energy-efficiency standard and has been specifically designed to meet the needs of residents and caregivers. We are delighted to have Lavendio Seniorenresidenzen onboard as the residence’s future operator, especially as they are such a highly specialised and reliable partner”.

“Care in the new residence will at all levels of the care spectrum, from care level 1 to 5, as defined in Book XI of the German Social Code (SGB XI) and will also include dementia patients”, says Elvira Schulze, Managing Director of Lavendio Seniorenresidenzen. “In addition to full inpatient living and care, we will also offer short-term care, because the demand for care places is already high in the region and will continue to grow. In all respects, our new facility is designed to be an open house: There will be a lunch menu for local neighbours and visitors,

and we'll also be offering a range of events that will be open to the public as soon as the coronavirus situation allows".

## **Modern senior residence with restaurant, laundry, hair and pedicure salon**

The complex's U-shaped, barrier-free building will consist of three full storeys and a recessed storey and will be built to KfW 40 energy-efficiency standards. Much of the residence's flat roof will be greened, while heating will be provided by an environmentally-friendly combined heat and power unit (CHP), which will also generate electricity. The modern, rectilinear facade will create an attractive architectural appearance and its colour scheme will blend in harmoniously with the surrounding buildings.

Each of the 126 modern single rooms will have its own bathroom and residents will have the option of equipping their rooms with their own furniture and accessories if they wish. Thirty-eight of the rooms are also fully wheelchair accessible. The residents' area on the ground floor is designed to meet the needs of dementia patients and offers direct access to the southwest-facing garden and large sun terrace, which is specifically laid out for people with dementia and includes spiral paths that will allow residents to move around safely without constant supervision. The spacious, park-like grounds are also available to all residents for exercise, relaxation and socialising.

The new senior residence in Melle will have a gross floor area of approx. 6,250 square metres. In addition to the living areas with kitchenettes and lounges on each of the above-ground floors, the residence will also include a restaurant serving fresh cuisine to residents and members of the public, plus an in-house laundry, a hair and pedicure salon, a lounge-style fireplace room with library, and therapy rooms.

Located on the banks of the Laerbach River, the new residence is within easy walking distance of the centre of Melle, the town hall, shops, doctors and social amenities. The nearby bus stop and 30 new parking spaces on the grounds of the senior residence, two of which are wheelchair accessible, guarantee optimal accessibility for visitors and caregivers alike.

The new senior residence in Melle is designed and built in accordance with the Cureus standard for system care homes. This standard is based on exacting and uniform quality standards and is oriented to the needs of all stakeholders, including care home operators and residents. Care homes built to the Cureus standard are optimised in all respects. 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 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 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.

## Whitepaper „System Care Homes“



**Whitepaper** “Optimised, peerless, scalable – A new standard for system care homes”

[...Download here \(in German\)...](#)

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## About Cureus GmbH

Cureus GmbH is based in Hamburg and is one of the leading integrated property companies in the German care home sector with more than 15 years of experience and a team of c. 115 employees developing and managing properties for the Cureus portfolio. Cureus has developed an innovative new standard for full inpatient care and assisted living facilities, which can be implemented as a scalable, location-agnostic solution. Aligned to both current legislative requirements and the needs of operators and residents, the senior residences and care homes developed by Cureus GmbH establish new, uniform standards and represent a highly efficient product that combines greater cost-effectiveness in care with improved quality of living and service.

The company's care home portfolio is worth c. EUR 680 million and consists of 38 leased properties with 3,821 care places and 240 assisted living units. In addition, Cureus currently has 28 projects under construction and 70 secured projects scheduled for completion by 2025, which will add an additional c. 7,460 care places and 2,330 assisted living units with an additional forecast value after completion of c. EUR 1.5 billion. [www.cureus.de/en](http://www.cureus.de/en)

## About Lavendio Seniorenresidenzen GmbH

Lavendio is a young company and, as a cluster of Pflegemotive GmbH, a strong partner in the care and support of senior citizens in need of care. Lavendio Seniorenresidenzen GmbH offers seniors a new home - tailored to their individual and care needs. At the centre of our thinking is the concept of community, to which we all belong - the management as well as our staff and residents, but also the neighbourhood in which our facilities are located. We want to actively promote contact and exchange between all those involved. [www.lavendio-pflege.de](http://www.lavendio-pflege.de)