

## PRESS RELEASE

# Multi-generation quarter Seevetal-Fleestedt – project presentation & construction site ceremony by Cureus and MEDIKO

**Review of the construction site ceremony on 20 July 2021 | Multi-generation quarter to be built by the end of the year | 116 care places built to the latest construction standards, outpatient daycare centre with 20 places, 39 modern assisted living units, integrated day care centre for children with two groups | Completion to KfW 40 standard | Cureus – experienced specialist for care properties develops for its own portfolio | Properties focus on needs of residents | MEDIKO – care specialist of the SCHÖNES LEBEN Group will be operator | Over 75 new, crisis-proof jobs to be created | Care places and apartments still available – Letting underway**

**Hamburg/Hanover/Seevetal, 21 July 2021.** Cureus GmbH as the owner and MEDIKO as the future operator of the Generationsquartier Seevetal presented the neighbourhood development currently under construction and its future use in more detail at a large construction site event yesterday. Around 100 guests accepted the invitation, including craftspeople, neighbours, project participants and representatives from politics and the community. Visitors enjoyed delicious food and drink and were very interested to learn more about the new Generationsquartier Seevetal-Fleestedt, which is currently under construction, as well as the care places, apartments and day care centres that will be available in the future.

“As we were unable to celebrate either the laying of the foundation stone or the topping-out ceremony for this modern new urban quarter in Seevetal due to the pandemic, we wanted to use the summer to provide information about the project on site and, of course, to thank everyone involved in the construction for their very good work so far”, says Rainer Schmitz, Project Manager at Cureus, which is building the quarter and will include it in its real estate portfolio after completion. “We are now entering the final spurt and plan to complete the project in the late autumn of this year so that our long-standing operating partner MEDIKO can start operations at the beginning of 2022”, Schmitz adds.

“Bringing generations together, learning from each other and being there for and with each other – that is what everyday life should be like in the Generationsquartier Seevetal”, emphasises Christian Cohausz, Managing Director of MEDIKO. “We are looking forward to an exciting mix of life with the day care centre in the building and are sure that the residents of the senior residence, the guests of the outpatient daycare centre as well as the tenants of the assisted living units will benefit greatly from this and will certainly be able to offer one or two things for our little neighbours to share with the adults”.

**Senior residence, outpatient daycare, assisted living units and day care centre “under one roof”**

On the approx. 14,500-square-metre site at Winsener Landstraße 12 in 21217 Seevetal-Fleestedt, three buildings have been under construction since summer 2020 in accordance with the modern and environmentally friendly KfW 40 standard. They are connected by a



common and generously designed garden with lots of green space, which, in addition to a playground for the daycare centre, also includes a soccer field, exercise areas and meeting, rest and relaxation zones. The complex includes 69 car parking spaces, nine of which are handicapped accessible, as well as 16 bicycle parking spaces. Seevetal is located on the southern border of Hamburg and has excellent transport connections. The accessibility of the Generationsquartier for residents, visitors and employees is excellent. In the immediate vicinity, shopping facilities, doctors, social and leisure venues as well as public transport are within easy walking distance.

With 116 modern single rooms for inpatient care, the day care centre and four residential units on the ground floor, the residence building in the middle of the site is the heart of the Generation Quarter. It has about 6,900 square metres of gross floor area (GFA) and houses the day care centre with two groups and direct access to the garden, playground and a public restaurant with fresh cuisine and sun terrace, a hairdresser and an in-house laundry on the ground floor. The modern, friendly ambience in the foyer with reception has a hotel character. The two floors above and a staggered floor contain 116 generously designed, barrier-free single rooms, 55 of which are wheelchair-accessible. Each room has its own bathroom and can be individually furnished to create a feel-good atmosphere and a private retreat. The residence is divided into five residential groups, each with its own lounge area and kitchen, to create a familiar, home-like atmosphere for the residents. The four assisted living units on the ground floor are each about 50 square metres in size and, in addition to a living room with cooking facilities and a bedroom, also have a bathroom, hallway and storage room.

To the east of the residence with the day care centre for children, there are two further three-storey residential buildings on the site along Winsener Landstraße. They house on an area of around 365 square metres on the ground floor an outpatient daycare centre for 20 guests with recreation rooms, bathrooms and terraces and 35 barrier-free assisted living units. These comprise one or two rooms and are each between 41 and 54 square metres in size. Some of the units are wheelchair-accessible; in addition to a bedroom and a private bathroom, all units have a living room with a kitchenette, a hallway, storage space and a balcony.

### **Living, residing, working – there are still places and apartments available**

The allocation of care places and the renting of the assisted living units has already begun. There are still free places available. Interested parties can find out more from facility manager Susanne Schukies, mobile 0151 275 688 96 or by email: [susanne.schukies@seevetal-seniorenresidenz.de](mailto:susanne.schukies@seevetal-seniorenresidenz.de).

Interested employees can also still apply. In total, more than 75 new and crisis-proof jobs will be created in Seevetal. Further information is available at <https://www.seevetal-seniorenresidenz.de/index.php?id=karriere-seevetal>.

The allocation of the day care places is done by the municipality of Seevetal, the operator is the DRK.

### **Built to the high quality Cureus standard**

The whole complex 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.

### Images of the project



**Image title:** Visualisation Multi-generation quarter Seevetal, lower saxony, a project of Cureus GmbH

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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. <https://cureus.de/en>

### About SCHÖNES LEBEN Gruppe / MEDIKO Pflege- und Gesundheitszentren GmbH



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The SCHÖNES LEBEN Group is one of Germany's leading residential and nursing care home operators. The company's mission is to support seniors to live independently in high quality surroundings with best-in-class care services. The company's guiding principles include peace of mind, joie de vivre, service and respect. Founded in 2017, the SCHÖNES LEBEN Group currently employs several thousand care professionals across Germany. The company's innovative residential and care home concepts create completely new perspectives for residents to shape and enjoy their lives. The Group's specialist care subsidiaries, compassio, the Gut Köthenich Group, A+R Betriebsgesellschaft, MEDIKO Pflege- und Gesundheitszentren GmbH and Spies KG, have established a state-of-the-art, high-quality network of almost 100 care facilities across Germany. The SCHÖNES LEBEN Group is a member of the portfolio of companies owned by the independent private equity investment group Waterland. [www.schoenes-leben.org](http://www.schoenes-leben.org)

MEDIKO Pflege- und Gesundheitszentren GmbH is a highly-specialised regional care services provider. MEDIKO currently operates 23 nursing care facilities and senior residences, housing communities, outpatient facilities and age-appropriate apartments. The company is headquartered in Hanover and primarily operates in Lower Saxony, North Rhine Westphalia and Hamburg. [www.mediko-gruppe.de](http://www.mediko-gruppe.de)

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