

PRESS RELEASE

Cureus starts construction of Belia Seniorenresidenz in Essen-Altenessen with outpatient daycare, assisted living apartments and public restaurant

- **Residence to offer 107 care places for full-time, short-term and respite care, 22 assisted living apartments, and 18 outpatient daycare places**
- **Modern new-build to enhance central town square**
- **Amenities include public restaurant and café, hair salon, laundrette, therapy room, and underground parking garage**
- **Construction will incorporate the latest standards and fulfil KfW 40 energy-efficiency requirements**
- **Residence to be operated by specialist care provider Belia Seniorenresidenzen**
- **Cureus – experienced specialist for care real estate – will integrate the new residence into its own portfolio**
- **Completion and opening scheduled for spring 2023**
- **Residence will create c. 80 new and secure long-term jobs**

Hamburg/Winsen (Aller)/Essen, 9 November 2021 – Cureus GmbH has completed the final preparations to start construction of the Belia Seniorenresidenz Essen-Altenessen, a modern complex comprising a senior residence, assisted living apartments and outpatient daycare facilities in Altenessen, a northern borough of the city of Essen, Germany. The specialist care provider Belia Seniorenresidenzen, which among its care facilities already operates a residence in Essen-Althausen, will operate the residence. The builder and owner of the new building is Cureus, an integrated property company for care properties in Germany, which develops properties for its portfolio.

“Belia stands for ‘Better Living in Old Age’”, explains Andreas Anspach, Managing Director of Belia Seniorenresidenzen, “and that is precisely what we will provide at our new residence in Essen-Altenessen. We plan to open in spring 2023, offering state-of-the-art care places for full-time, short-term and respite care, as well as modern, barrier-free apartments and versatile and active daycare”.

The modern facility has been designed to the highly energy-efficient KfW 40 standard and is scheduled for completion by spring 2023 on an approx. 4,000-square-metre site on the central town square at the intersection of Altenessener Straße/Wilhelm-Nießwandt-Allee in

45326 Essen-Altenessen. A combined heat and power plant (CHP) will supply heat to the senior residence and produce electricity at the same time.

“With its red clinker facade, the new senior residence will blend harmoniously into the surrounding environment and, once completed, will close the edge of the block along the intersection. This will create a quiet and protected green inner courtyard for the residents”, explains Uwe Poganiatz-Heine, Project Manager at Cureus. “In front of the residence, we will be upgrading the public square and adding an attractive café with seating, which will also be accessible to passers-by. The complex will also have an underground parking garage for residents, guests and staff”.

Hotel-style senior residence with extensive range of services

The fully barrier-free senior residence will accommodate c. 11,000 square metres of gross floor area (GFA) and includes an underground parking garage with 45 parking spaces, ground floor, four full above-ground floors and a recessed top floor.

The ground floor welcomes residents and guests with its hotel-style lobby, a fireplace lounge/library, and a range of amenities including a hair salon, therapy rooms and laundry. A café in the entrance area and the in-house restaurant offering freshly prepared cuisine will also be open to the public. The restaurant is equipped with a terrace, creating a pleasant connection to the senior residence’s garden. The residence’s ground floor will also be home to the 18-place day care centre, which will have its own entrance and includes a spacious lounge with kitchen for a variety of group activities, and also offers direct access to the garden. Therapy and gymnastics rooms, plus relaxation rooms and a nursing bath, round off the ground-floor facilities.

Residents of Belia Seniorenresidenz Essen-Altenessen will be accommodated in 107 modern single rooms with private bathrooms on the upper floors, including 91 rooms that are fully wheelchair-accessible. All rooms can be individually furnished by the residents to create a homely ambience and a private retreat. The residence is divided into eight living groups, each with its own lounge area and kitchen, creating a more intimate, family-like atmosphere for the residents.

A total of 22 assisted living apartments will be located on the outer wings of the residential floors. These apartments are conveniently accessible from the first floor via elevators and will feature modern floor plans in a quiet location within the building. Details on the equipment and the expected rents will be announced in spring 2022 at www.belia.de.

“In all Belia residences, we aspire to create environments that encourage interaction, community and sociability among people in need of care”, explains Andreas Anspach from Belia. “We are now adding to this in Essen-Altenessen with our assisted living apartments, outpatient daycare facilities and the senior residence in a single residential complex. Our ‘open house’ concept also creates a link to the neighbourhood and enables our residents to participate in the social life on offer in the area around the Belia senior residence”.

Ideal location and high-quality construction

The immediate area around the new Belia Seniorenresidenz Essen-Altenessen is home to a large number of shops, doctors, social and leisure amenities, as well as boasting outstanding transport connections. With an underground station and bus stops pretty much on the doorstep and convenient links to central Essen, the new residence will offer unbeatable accessibility for residents, visitors and staff. A total of 51 parking spaces are available in the

underground parking garage and courtyard car park, five of which are wheelchair-accessible. The residence will also be equipped with 40 bicycle parking spaces.

Nearby parks and green spaces will entice residents and visitors to go for a stroll, while the park-like courtyard with its circular path and attractive planting and design will also be available to all residents for exercise, to relax and to get socialise.

Belia Seniorenresidenz Essen-Altenessen will be 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 Belia Seniorenresidenz Essen-Altenessen, North Rhine Westphalia, a project of Cureus GmbH

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About Belia Seniorenresidenzen GmbH

Belia stands for "Better living in old age". This means living self-determined and according to one's own habits in a warm and protected atmosphere. Belia creates living spaces of encounter, community and sociability for people in need of care and assistance and attaches particular importance to maintaining family and regional network structures. The company operates senior residences, home-sharing and day-care facilities in the Ruhr region and the Lower Rhine area. All facilities have good accessibility, a lively infrastructure and modern architecture. Single rooms and top facilities for the benefit of our residents, employees and guests are a matter of course for the company. www.belia.de

About Cureus GmbH

Cureus GmbH is based in Hamburg and is an integrated property company in the German care home sector with more than 15 years of experience and a team of c. 130 employees developing properties for the portfolio managed by Cureus.



With the “system care home” – recently named as "Outstanding Innovation" by the industry association ZIA – 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, residents and local authorities, 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.

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