

## PRESS RELEASE

# **Cureus starts construction of c.100 care places in Alfter – Libento signs on as operator**

- **Senior residence with 95 places for inpatient care, 8 residential units for short-term care and 8 staff apartments**
- **Completion scheduled for spring 2023, construction in accordance with KfW 40 energy-efficiency standards**
- **Cureus will retain the property in its portfolio**
- **Cureus system care homes specially designed to meet the needs of residents**
- **Libento Seniorenresidenzen GmbH signs on to operate the residence**
- **More than 60 new, crisis-proof jobs to be created in Alfter**

**Hamburg/Winsen(Aller)/Alfter, 30 November 2021.** Cureus, an experienced integrated property company for inpatient care homes in Germany, which is developing its portfolio by itself, has secured a building permit and is ready to start construction of a new senior residence in the developing residential district around Bahnhofstraße in 53347 Alfter to the west of Bonn in North Rhine-Westphalia, Germany. The residence will be operated by Libento Seniorenresidenzen and will remain in the Cureus portfolio after its completion in spring 2023.

The approx. 3,700-square-metre site will soon be home to a modern senior residence with 95 places for inpatient care and eight places for short-term care. The residence will comply with KfW 40 energy-efficiency standards, with heating supplied 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 the property's colour scheme has been designed to blend in harmoniously with the residential buildings currently being developed in the vicinity.

"Our new residence achieves two things: it complements the new residential quarter in the northern part of the Alfter municipality and it responds to the increasing demand for care places in the region", says Sebastian Warz, Project Manager of Cureus. "After completing the earthworks and civil engineering, we will start the shell construction. We fully expect completion and handover to our experienced operating partner Libento Seniorenresidenzen in spring 2023 after a construction period of only 17 months".

Dr. Rolf Schumacher, mayor of the municipality of Alfter, is pleased: "We as a municipality very much welcome the project by Cureus and Libento that has now been launched, because it pays directly into our strategy of creating housing. With the new senior residence, the Bahnhofstraße construction area in Alfter-Ort will be complemented by attractive offers for the care of senior citizens."

“We are very excited about this modern facility, which is a perfect fit for our contemporary care concept”, says Anja Marquardt, Managing Director of Libento Seniorenresidenzen GmbH. “As with all of our facilities, we are dedicated to supporting our residents in leading active and, above all, self-determined lives. Our vision is underpinned by our commitment to small residential living groups, creating a real sense of community and ensuring close integration with the local neighbourhood. These are also important arguments for new employees, who are welcome to apply for jobs with us. Our team works in flat hierarchies and the tasks are varied. More than 60 new and, above all, crisis-proof jobs (full and part-time) will be created at the new senior residence in Alfter”. Interested residents and applicants can contact Libento now on 05143 9810-0 or by email ([kontakt@libento-pflege.de](mailto:kontakt@libento-pflege.de)).

### **Senior residence with restaurant, laundry, hair salon and fireside lounge**

Libento Seniorenresidenz Alfter will consist of three full storeys, a recessed top floor and a basement, with a total of around 5,600 square metres of living, usable and communal space. Each of the 95 modern single rooms – 65 of which are fully wheelchair accessible – will be equipped with their own bathrooms. Residents will have the option of furnishing the rooms themselves, allowing them to add their own personal touches and create a real feeling of home. The residence will accommodate one residential living group on the ground and recessed storey and two on each of the two full storeys. Each residential living group will have its own kitchen/living room and terrace or balcony. The communal living area on the ground floor is specially designed for dementia patients with direct access to the garden, which is specifically designed for their needs and includes, for example, spiral paths so that residents can move around safely even without supervision. In addition, the ground-floor restaurant with a terrace and a fresh food kitchen will welcome residents, guests and members of the general public, opening up the building to the surrounding neighbourhood. A lounge-style fireplace room with a library, a hair salon and an in-house laundry round off the attractive selection of amenities for residents. The property’s spacious terraces connect the living areas with the attractive garden, thereby enhancing the recreational quality for all residents with exercise areas and quiet zones.

In addition to the residents’ rooms, another residential group with eight short-term care places is being created on the top floor, while another eight residential units are also planned as staff apartments.

Libento Seniorenresidenz Alfter is located close to Alfter Castle in a new residential area that is currently being developed between Bahnhofstraße and Görresbach. Shopping facilities, doctors and social and cultural venues are all easily accessible in the surrounding area. The nearby bus stop and the property’s 13 car and five bicycle parking spaces combine to ensure optimal transport connections for both visitors and staff.

### **Unique structural standard as a guarantee of quality**

The new building complex in Alfter 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. Sustainable aspects also play an important role; for example, the Efficiency House 40 standard (previously KfW 40) is aimed for all properties. Bundled procurement, for example of floor coverings or lift systems, also ensures cost synergies. Long-term maintenance contracts covering several properties also reduce costs for the subsequent operator. 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 of the project senior residence, North Rhine-Westphalia, a Cureus GmbH project

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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 130 employees, is an experienced integrated property company with special expertise in care homes in Germany that develops and manages its portfolio itself.



With the “system care home” standard recently selected as “[Outstanding Innovation](#)” by the industry association ZIA, Cureus has developed a unique standard for homes for inpatient care and assisted living, which can be implemented as a scalable solution independent of the 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](http://www.cureus.de/en)

### About Libento Seniorenresidenzen GmbH

Libento 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. Libento 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. Libento is the operator for senior residences in Alfter, Swisttal-Heimerzheim and Wuppertal. <https://libento-pflege.de/>

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