

PRESS RELEASE

Start of construction of senior residence Cottbus with care and residential offers

Modern ensemble of buildings of senior residences with 147 single rooms for inpatient care and apartment house with 41 service apartments as well as outpatient day-care with 27 places | All buildings in accordance with Effizienzhaus 40 requirements | MEDIKO – care specialist of the SCHÖNES LEBEN Group will be the operator | Cureus – specialist in care homes is building and retains properties in portfolio | Properties of Cureus focus on the requirements of the residents | More than 100 new, stable jobs are generated for Cottbus | Completion planned in summer 2023

Hamburg/Hanover/Cottbus, 5 January 2022. Cureus, an integrated property company specialising in care homes, which is developing its own portfolio, has obtained planning permission for senior residence Cottbus at Hallenser Strasse/Schweriner Strasse in 03046 Cottbus, Germany. MEDIKO, care specialist of the SCHÖNES LEBEN Group, will be taking over operations. The completed buildings will remain in the portfolio of Cureus in the long term. Principal contractor for the execution of the construction work will be Schneider Systembau of Radeburg, Germany.

“The site last saw the demolition of the old building”, explains Yvonne von Polier, responsible project manager at Cureus. “By the end of the winter, excavation works will follow. We will then commence with the creation of the new buildings in spring 2022 and are planning the handover to our long-standing, professional operating partner MEDIKO after around one and a half years in summer 2023. The senior residence Cottbus is offering 147 inpatient care places, 41 residential units for seniors, as well as outpatient day-care with 27 places. The buildings are built with high architectural standards and blend harmoniously into the surrounding residential environment.”

Christian Cohausz, Managing Director of the MEDIKO care and health care centres based in Hannover is enthusiastic: “Apart from Neuruppin and Rathenow, Cottbus is another important location in Brandenburg for us. Cottbus, which is steeped in tradition, is lovable and worth living in, and we want to provide an attractive offer for seniors in Cottbus with our comprehensive range of care and residential services in this contemporary complex.

Modern and spacious care rooms and apartments with generous glazing and the bright, friendly building design offer a home to feel comfortable and securely cared for. MEDIKO has traditionally stood for professional, individual care and support, always keeping the needs of its employees in mind. In the senior residence Cottbus, there will be more than 100 new, stable, and modern vacancies in the sectors care, administration, building services, as well as services.

State-of-the-art care and apartments with comprehensive service offer

Senior residence Cottbus consists of two completely barrier-free buildings, which will be erected on the property with around 6,700 square metres. The u-shaped care facility is being



built along Schweriner Strasse, the apartment building with outpatient day-care in the form of a bar adjoins the rear side of the residence at the eastern side of the property, and thus creates a green inner courtyard. Both buildings are constructed as energetically optimised Efficiency House 40 (previously KfW 40 standard). The heating is environmentally sustainable via a combined heat and power plant (CHP), which simultaneously generates electricity as well.

147 places for inpatient long-term and short-term care in the senior residence

The care home will consist of around 7,600 square metres of total floor area with partial basement. It extends over four full floors with one penthouse level. For the future residents, 147 modern care places will be available in spaciouly designed single rooms with own bathroom, 63 of the rooms are equipped for wheelchair users. It is possible to furnish the rooms yourself in order to maintain privacy and as a private place of retreat. For an informal, social togetherness, the rooms are divided into eight independently organised residential groups with its own kitchen and lounge area as well as a balcony or terrace. A residential group on the ground floor is specifically designed for the needs and care sequences of residents suffering from dementia. It will also have direct access to a garden tailored to their needs. Here, residents are ultimately able to move around safely unaccompanied.

On the ground floor of the senior residence, a restaurant with fresh cuisine and a terrace has been planned as well, which will be open to residents, guests, and neighbours. A hotel-like reception, hairdresser, modern therapeutic baths, as well as an in-house laundry top off the service offer for the residents.

Modern living with service and outpatient day-care in the apartment house

In the second construction phase, the apartment house will have a total floor area of around 4.300 square metres. On the ground floor and the two upper floors, there will be 41 spacious two-room apartments with a living area of between 46 and 57 square meters, of which six will be equipped for wheelchair users. In addition to the living room with optically separated kitchenette and access to its own balcony or terrace, each apartment also has a bedroom, a shower room equipped for the disabled, a hallway, and a storage room.

On the penthouse level above, an outpatient day-care with 27 modern care places will be set up. The visitors shall have communal and therapy rooms, their own kitchen, relaxation rooms, and a therapeutic bath at their disposal.

Optimal location and accessibility

Located within walking distance to Cottbus city centre, local amenities, social and cultural facilities, as well as churches and doctors will be easily accessible. Links to public transport is also assured, and 30 parking spaces on the site, of which eleven are suitable for the disabled, as well as ample bicycle parking facilities, ensure optimal accessibility for residents, visitors, and employees.

The spacious outdoor areas with the friendly design, located in the inner courtyard are intended to invite residents to exercise and meet outdoors. They will, however, also provide ample options to stay out in nature.

Well thought out standard ensures individuality and highest building quality

The senior residence Cottbus 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.

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Image title: Visualisation MEDIKO senior residence Cottbus, Brandenburg, 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 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

About SCHÖNES LEBEN Gruppe / MEDIKO Pflege- und Gesundheitszentren GmbH

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 Köttenich 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

MEDIKO Pflege- und Gesundheitszentren GmbH is a regional and sustainably growing service provider in the field of care. MEDIKO operates nursing and senior residences, house communities, day care facilities and senior-friendly flats. Starting from the company headquarters in Hanover, the company concentrates on the federal states of Lower Saxony, North Rhine-Westphalia, Hamburg, Mecklenburg-Western Pomerania, Brandenburg, Saxony-Anhalt and currently operates 26 facilities. By the end of the year, 29 residences will be in operation. www.mediko-gruppe.de

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