

Press release

**Cureus announces completion of
new Curavie senior residence in Delbrück
with 80 care places**

- **New residence with 80 wheelchair-accessible single rooms in a central location for inpatient and short-term care**
- **In-house restaurant, cafe, hair salon and fireside lounge**
- **Completion to KfW 40 energy-efficiency standard**
- **Curavie to operate the new senior residence**
- **Cureus properties have a key focus on the needs of residents**
- **Around 65 secure jobs created – recruitment now underway**
- **Care places available**

Hamburg/Winsen(Aller)/Delbrück, 17 January 2023. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, has announced the successful completion and handover of the Curavie Seniorenresidenz Delbrück to the operator Curavie Seniorenresidenzen. Construction of the new senior residence at Rietberger Straße 3 in 33129 Delbrück was completed within 20 months with Cureus acting as general contractor.

“With the completion of the senior residence, we were able to deliver state-of-the-art care places that are so urgently needed in Delbrück”, explains Fabian Krüger, project manager at Cureus. “The new building has been constructed in accordance with our unique system care home approach. This ensures that the Curavie senior residence’s future residents and employees stand to benefit from a purpose-built facility especially designed for the optimal provision of everyday care. We wish residents and employees all the best in their new residence and would like to thank everyone involved in the construction for making sure the project ran so smoothly”.

“We are delighted that we will soon be able to welcome the first residents to our new facility. The furnishings are all in place and the kitchen and laundry are up and running. We just have to get the service rooms ready and everything will be in place for opening day. The first employees started last year and have been trained by our central quality management team to perform their duties and familiarise themselves with the residence’s specific workflows and processes”, explains Susanne Thon, Managing Director of Curavie Seniorenresidenzen. “In Delbrück, we will be offering an attractive combination of state-of-the-art care home, a warm and welcoming sense of community, and a wide range of care services, from full inpatient to short-term care. The new residence has been designed as an open house, which means that

the restaurant will offer a lunch menu for residents, visitors and guests, while various events at the home will also be open to the public as soon as coronavirus restrictions allow”.

Opening in January 2023

Final preparations for the official inauguration are currently underway, care places are available and a number of employees are also still being sought in the residence’s nursing, care and housekeeping departments. In total, about 65 new and secure jobs have been created.

Prospective residents can contact Curavie by telephone (05143 98100), email (kontakt@curavie-pflege.de) or via the company’s website (www.curavie-pflege.de/delbrueck). Interested employees are welcome to contact the central application team at bewerbung@curavie-pflege.de. Vacancies can also be found here: www.curavie-pflege.de/delbrueck > Applicants.

Sustainable residence with focus on residents’ well-being

The approx. 4,000-square-metre site is now home to a modern senior residence with 80 care places. The building has been designed and built to the KfW Efficiency House 40 standard and is equipped with a basement, three full stories and a recessed top floor. In addition, nine barrier-free apartments have been built in a separately accessible part of the building as rental units for the former property owner. These have spacious floor plans of between 46 and 66 square metres. Tenants in these nine apartments will also be able to access the full range of the services on offer in the neighbouring Curavie Seniorenresidenz Delbrück.

Heating is supplied by an energy-efficient combined heat and power plant (CHP), which also generates electricity. With its modern, rectilinear facade and ground-floor clinker base, the new residence is an architectural eye-catcher that blends harmoniously with its surroundings thanks to its pleasant and light colour scheme.

All of the single rooms in the Curavie Seniorenresidenz Delbrück are barrier-free, wheelchair accessible and are equipped with their own private bathrooms. Residents will be assisted in adding personal items to the room furnishings in order to create a cosier atmosphere and personalised private spaces. The residential floors are divided into independent residential groups, each with their own kitchens, lounge areas, and balconies. There is a special highlight in store for the residential group on the top floor: With the best views over Delbrück, these residential units include a selection of apartments for couples. The new residence also features six “comfort” units with upscale furnishings. The spacious, park-like outdoor area is available to all residents for exercise, relaxation and socialising.

The in-house fresh food restaurant with adjoining terrace, hair salon and cosy fireside lounge provide the perfect setting not only for residents, but also for members of the local community, to spend time together.

Central location and optimal accessibility

The new senior residence's quiet yet central location is mere moments from the centre of Delbrück on foot, with the town hall, shops, doctors' and social services all within easy reach. The nearby bus stop and 22 on-site parking spaces, two of which are fully wheelchair-accessible, ensure optimal accessibility for both visitors and nursing staff alike.

Building in accordance with high-quality, individual standard

Curavie Seniorenresidenz Delbrück has been 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', 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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Visualisation Curavie Seniorenresidenz Delbrück, North Rhine-Westphalia, 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 Curavie Seniorenresidenzen GmbH

Curavie 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. Curavie Seniorenresidenzen GmbH offers seniors a new home - tailored to their individual and care needs. At the center of our thinking is the concept of community, to which we all belong - the management as well as our employees and residents, but also the neighborhood in which our facilities are located. We want to actively promote contact and exchange between all those involved. www.curavie-pflege.de

About Cureus GmbH

Cureus GmbH has its operational headquarters in Hamburg and, with more than 15 years of experience and a team of around 165 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 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

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