



TOP CENTRE PROPERTIES GROUP
THINK DESIGN STUDIO



COMPANY PROFILE



THINK
Design Studio

ABOUT US

SPEARHEADING THE TWO ENTITIES



**DESIGN IS THE
DIALECT BETWEEN
PAPER AND
PEN, THE BEST
CONVERSATION
DOES NOT DEPEND
ON THE PAPER NOR
THE PEN QUALITY
BUT HOW SENSITIVE
THEY ARE TO EACH
OTHER**



MUTOMBO KITENGE

TOP CENTRE PROPERTIES GROUP

Founder of Top Centre Properties Group, Mutombo Kitenge, completed a Masters in Architecture at the University of the Witwatersrand following which he practice as an architect at one of the leading architects firm in Johannesburg. He has 11 yearsexperience in Residential Architecture, Commercial Architecture, Retail Architecture, Industrial Architecture, Project Management and Interior design. The ability to use design as a means to produce spaces is the main drive in all the work he has done.



QEFATE LEROTHOLI
THINK DESIGN STUDIO

Founder of Think Design Studio, Qefate Lerotholi completed his M.ARCH (Professional) at the University of the Witwatersrand. With his enthusiasm for great design and creation, Qefate visualized a world full of creative solutions to our everyday problems. A creative, whose skills set him apart from the lot and embody great knowledge in Architecture, Design, Graphics and Urban Planning with 10 years working experience under his resume. Spearheading everything, Think Design Studio (PTY) LTD, was then established in 2016, as a product of a rebranding of a company formerly known as Greyscale Concepts which was incepted in 2009.

“
WE LIKE DESIGN
POWERFUL, AND
ABOVE ALL TO
BE VISUALLY
INTELLECTUALLY
ELEGANT, TIMELESS
”



VISION | MISSION | PHILOSOPHY

VISION

Our vision is to be the leading, reputable and unswerving architecture, design, property development and construction company globally. We focus on delivering value-added products that exceed client expectations. We

aspire to inspire greatness within our reach and beyond. We value creative design processes and strategies during problem solving. Not only do we aspire to be great at what we do, we also aim to pioneer work at an international level.

MISSION

To provide the best service that exceeds our client's expectations by leveraging on our team's combined capabilities that are centered on Passion, Creativity and design Innovation.



PHILOSOPHY

- Our business philosophy is that the customer is the centre of every action that we take. Here are some of your philosophies:

- We advise our clients and empower them to make decisions.

- We are transparent.
- We are abreast with applicable industry standards.
- We value our clients.
- Staff training is key to our success.
- We value business partnerships and joint execution.

SERVICES

ARCHITECTURE

Architectural Design Services
Space Planning
Architectural Draughting
Project Management

DESIGN

Interior Architecture + Design
Design Consulting
3D Modelling + Graphic Representations
Experiential design
Architectural product design

CONSTRUCTION

Building Construction
Renovation and Maintenance
Plumbing and Electrical Services
Painting and Paving
Construction

PROJECTS

SELECTED PROJECTS THROUGH THE YEARS

HEALTH CARE



LEISURE



INDUSTRIAL



RESIDENTIAL



RESIDENTIAL



RESIDENTIAL



RESIDENTIAL



RESIDENTIAL



PROPERTY DEVELOPMENT

Urban + Social Housing
Commercial + Retail
Residential
Property Management
Project Development Packaging
Feasibility + Risk Studies

INFRASTRUCTURE PHOTOGRAPHY

Exterior and interior architectural
photography

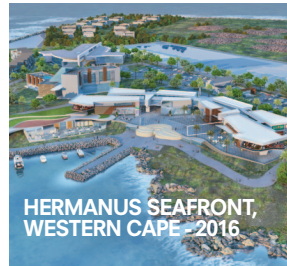
RESIDENTIAL



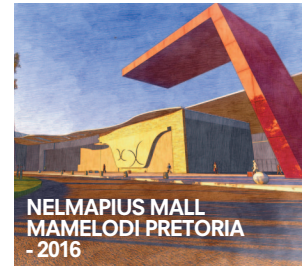
RESIDENTIAL



RETAIL & MIXED USE



RETAIL & MIXED USE



CORPORATE COMMERCIAL



CORPORATE COMMERCIAL





QUEENS PARK HOSPITAL

DURBAN - 2016

A proposed new 160 bed hospital in Durban designed to give a contemporary look and approach to medical architecture while responding carefully to requirements of interior hospital planning and aesthetics.



RANTSHO LIFESTYLE BOUTIQUE HOTEL

RUSTENBURG - 2015

A newly proposed boutique hotel and conference centre designed as a branded 'lifestyle B&B,' the Rantsho Lifestyle centre seeks to provide its clients with a unique and comfortable experience.



WFI FACTORY

LESOTHO - 2017

Based on the "work and manufacturing" concept for an industrial typology of Architecture. Swerving from the norms of industrial architecture to bring in a clear visible joining of an element of "manufacturing", which lands the building in line with modern architecture.



SANDTON RESIDENCE

SANDTON - 2015

The project involves renovation work to an existing house, where the client requested a space that would reflect a flow of landscaping into the house.

WATERFALL RESIDENCE 1

PRETORIA - 2015

The project is a newly proposed residence in Waterfall Country Village showcases intimacy in its design with an open plan to achieve the intimacy between the spaces. A double volume with high level windows creates an ambience within the living spaces.



WATERFALL RESIDENCE 2

PRETORIA - 2016

A South African contemporary approach to a home for a young client who needed a house with a clean design that incorporated natural elements that reflected a true African contemporary style.



WATERFALL RESIDENCE 3

PRETORIA - 2017

From a gym to a prayer room, this three storey house is fit for entertaining family and friends. The design of the house consist of views looking out towards the M1 north and the Jukskei River.



GABORONE RESIDENCE

GABORONE - 2015

An African contemporary residential style of approach to this intimately sized home to a young family who requested a home with open plan public spaces that had visual and physical connection with the outdoors.





COPPERLEAF ESTATE RESIDENCE

CENTURION 2016

A South African contemporary farm house style approach to a home for a family that needed a home designed with tranquil interior spaces with visual and physical connections to the tranquil landscape the estate offers.



AUCKLAND PARK ACCOMMODATION

JOHANNESBURG - 2017

a proposed new high density multi-storey residential accommodation designed to maximise efficiency of use in response to the client requirements.



HERMANUS SEAFRONT

WESTERN CAPE - 2016

A proposed new mixed-use precinct in the Western Cape with objectives built into the design framework to improve harbour functionality and optimize infrastructure and land assets.



NELMAPIUS MALL

MAMELODI PRETORIA - 2016

Proposed new shopping centre in Pretoria designed to maximize flow of use while allowing for an efficient spatial layout of tenants. This space was designed with the concept of responding to context and breathing a new architectural language within the fabric.

NELSPRUIT BUSINESS LOUNGE

NELSSPRUIT - 2015

With the growing trend of shared office space and business lounges, this luxurious business lounge was designed with a well thought out concept of work & play-with a touch of class to it.



SANDTON OFFICES

SANDTON - 2017

Designed to be a flagship office for a one-stop-shop investment office space, this project evolved off an alteration, re-purposing and re-programming of an existing office space.





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