



LONDON ARCHITECTURAL ALUMINIUM

BI-FOLD DOORS

LAA Bi-Fold TB System

Seamless Indoor-Outdoor Living for Premium Properties



LONDON ARCHITECTURAL ALUMINIUM
European Engineering. Local Excellence.



Transform Your Living Space

In Dubai's luxury residential market, the connection between indoor comfort and outdoor living defines the quality of a home. Bi-fold doors eliminate the boundary entirely, creating expansive openings that transform how you experience your property.

Unlike sliding doors where panels ride on tracks with a sliding interlock, every bi-fold panel closes against a full compression gasket seal — just like a window. This means superior soundproofing, better thermal efficiency, and a child-safe closing action where gaskets cushion rather than pinch.

The Cortizo Bi-Fold TB system, fabricated locally by London Architectural Aluminium, delivers European engineering with local manufacturing speed.

100%

Open Aperture

Full retraction for unobstructed access

3,000mm

Max Height

Floor-to-ceiling glazing capability

14

Max Sashes

Versatile configurations for any opening

THE RIGHT DOOR FOR YOUR PROJECT

Bi-Fold vs Sliding vs Hinged Doors



BI-FOLD DOORS

BEST FOR

Maximum opening width, indoor-outdoor entertaining, pool areas, garden access

ADVANTAGES

- ✓ 100% clear opening
- ✓ Full aperture access
- ✓ Superior seal: gaskets compress on every panel (better thermal & acoustic vs sliding interlocks)
- ✓ Finger-safe: gaskets cushion, not pinch (child-safe design)
- ✓ Integrated traffic door
- ✓ 1-14 panel configurations
- ✓ Corner solutions at 90°
- ✓ External key access

LIMITATIONS

- Panels stack when open
- Slightly higher cost per m²

IDEAL FOR

Villa terraces, pool decks, entertaining areas, restaurants



SLIDING DOORS

BEST FOR

Large glazed areas where partial opening is sufficient

ADVANTAGES

- ✓ Clean minimal aesthetic
- ✓ No swing clearance needed
- ✓ Large panel sizes
- ✓ Good thermal performance
- ✓ Automated options available

LIMITATIONS

- Only 50-67% opening
- Always obstructed by fixed panel
- Sliding interlock = weaker seal (less soundproof & thermal)
- Hard edges at interlock (pinch risk)
- No external key access

IDEAL FOR

Living rooms, bedrooms, balconies, modern facades

When Bi-Fold Doors Excel



RESIDENTIAL

Pool & Terrace Living

Create a seamless threshold between your living space and pool deck. 100% clear opening transforms entertaining, with barrier-free access for all guests.



HOSPITALITY

Al Fresco Dining

Restaurants and hospitality venues can merge indoor and outdoor seating instantly. Panels fold away completely, maximizing covers during peak season.



ARCHITECTURAL

Corner Openings

Unique 90° corner configurations without a mullion create dramatic architectural statements. Wrap-around glazing with full retractability.



RESIDENTIAL

Garden & Landscaping

Connect your interior with Dubai's premium landscaped gardens. Full aperture opening brings the garden inside during cooler months.



COMMERCIAL

Showrooms & Retail

Maximum frontage opening for commercial display. Remove the barrier between street and store, or create flexible exhibition spaces.



VERSATILE

Multi-Purpose Rooms

Divide or connect rooms with interior bi-folds. Open up for events, close for privacy. The flexibility sliding or hinged doors simply cannot match.

LAA BI-FOLD SYSTEM

Technical Specifications

Performance Data

Thermal Transmittance (Uw)	≥ 0.97 W/m²K
Air Permeability	Class 4 (UNE-EN 12207)
Water Tightness	Class 9A (UNE-EN 12208)
Wind Resistance	Class A3 (UNE-EN 12210)
Security Test	PAS24 Passed
Maximum Glazing	45 mm
Minimum Glazing	25 mm
Max Sash Weight	120 kg
Max Sash Width	1,200 mm
Max Sash Height	3,000 mm

Profile Dimensions

Frame Sightline	73 mm
Sash Sightline	73 mm
Profile Thickness (Door)	1.8 mm
Extrusion Alloy	6063 T-5
Polyamide Strip — Frame	20 mm
Polyamide Strip — Sash	30 mm

Opening Configurations

Inward Opening

From 1 to 14 sashes

Outward Opening

From 1 to 14 sashes

Corner sash at 90° without mullion

Finish Options

Powder Coating

Full RAL range, mottled & rough
Qualicoat >60 microns

Wood Effect

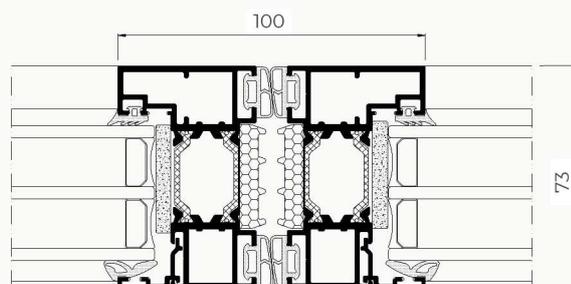
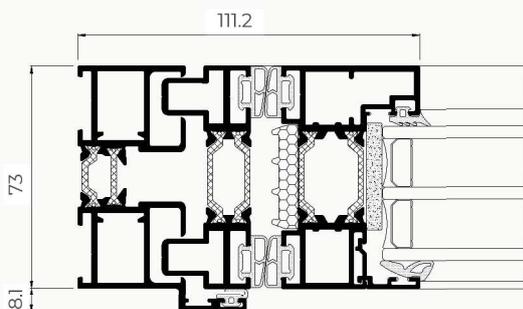
Qualideco standard

Anodised

Ewwa Euras Class 15
(optional Class 20 & 25)

Dual Colour

Different colours inside & outside





Engineered for Dubai

Why local fabrication with European standards makes all the difference

Climate Performance

Thermal Break Technology

20mm polyamide strips in the frame and 30mm in the sash create a robust thermal barrier, critical for maintaining interior comfort against Dubai's extreme heat.

Class 9A Water Tightness

Tested to withstand 55 minutes of 330 litres total affluent at wind velocities of 114 km/h. Essential for sudden desert rainstorms.

UV & Sand Resistance

Qualicoat-certified powder coating exceeding 60 microns provides lasting protection against UV degradation and abrasive sand exposure.

Corrosion Protection

6063 T-5 alloy with premium surface treatments resists the salt-laden coastal air common in Palm Jumeirah and waterfront communities.

The LAA Advantage

Local Manufacturing

Fabricated in our Al Qusais facility with 4-axis CNC precision. No import delays, no shipping damage, no customs complications.

Faster Lead Times

Local production means faster delivery compared to import-dependent competitors. Your project stays on schedule.

Multi-System Expertise

We work with Cortizo, Schuco, Alumil, and more. We recommend the best system for your project, not just the one we're tied to.

In-House Thermal Break

Our thermal break crimping capability means complete quality control from profile to finished product.

European Standards, Local Price

British fabrication heritage with 20+ years of experience, delivered at competitive UAE market pricing.

See It In Action



Featured Installation



Hardware detail



Closed profile view



Evening ambiance



Corner solution



Ready to Transform Your Space?

Book a free consultation with our technical team.
We'll visit your property, assess the openings, and provide
a detailed proposal with the perfect configuration.

VISIT OUR FACILITY

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