



## Zealcon UPVC Doors & Windows



**ZEALCON**  
LUXURY GLASS ROOMS



## My personal customer charter

I set up **Zealcon** to be the name you can trust for home improvements. Although the company has grown and developed since then, the principle remains the same: to deliver the highest quality in everything we do, from manufacturing to installation to after-sales care.

I'm pleased to say that many of our new customers come to us through personal recommendation from other satisfied customers. Once a customer has worked with us they see the difference and either return to us or recommend us to their friends and family.

We are proud of the quality of services and our responsiveness to client schedules. These are the keystones to our business and long-lasting client relationships.

When you deal with my team you'll receive advice and help, not a high pressure sale. I personally guarantee it.

**Shahid Hussain**  
Founder and Managing Director











## Zealcon uPVC – Promises kept

Whether choosing windows, doors or conservatories, the Zealcon uPVC promise applies to all. This customer-focused approach has formed the basis of Zealcon uPVC since day one and sets us apart from other double glazing companies to make us the local name you can trust.

### Experienced

From your first enquiry our skilled and knowledgeable sales staff will work with you to turn your ideas into reality at your pace.

### Guarantee

No quibble or questions asked. All products installed by us are guaranteed unconditionally for 10 years. Not just the locks, hinges, glass and profiles, but electrics, plumbing, tiling and plastering if we have taken care of these for you too.

### Trust

A truly local name you can trust. We don't take any form of deposit or payment up front. You pay once the work is complete. We trust you'll be more than happy.

### Care

From a sticky lock to a faulty seal, our exceptional after-sales care means we are only a phone call away.

### Established

Set up by Zealcon 2018. Our business is now emerging uPVC companies in UAE.





## Step by step...

When it comes to making home improvements, good communication is vital.

If you tell people what you are going to do, when you are going to do it and at what cost, they'll be happy, so here's what will happen when you contact Zealcon.

### 01.

You have the option of receiving information and arranging a convenient time for a Zealcon design consultant to visit your home. Your appointment will be confirmed and sent with any relevant product literature. You can also visit our comprehensive showrooms in Sharjah.

### 02.

Once at your home, our design consultant will discuss your requirements, answer any questions and suggest the most appropriate products. They will take approximate measurements and then send a quotation to you.

### 03.

If you are happy with the quotation, you will be sent a contract for you to sign and return to us. Within seven days a surveyor will visit your property to carry out an accurate survey and can answer any further questions you may have.

### 04.

You will receive details of a proposed installation date, which if not convenient can be re-scheduled. Installation is usually within a six-week period, allowing us ample time for design and manufacture.

### 05.

All our installation teams are trained craftsmen with many years' experience. Once in your home we endeavor to keep disruption to a minimum and protect the product within the immediate area of the installation. All items removed from your property, if no longer required, will be recycled. Throughout installation, a supervisor will check the work is being carried out to Zealcon's exacting standards.

### 06.

On completion of the works, an invoice will be sent along with a customer feedback questionnaire. Payment (cash or cheques) can be made to a senior Zealcon Glass room installer prior to him leaving your property, or it can be made at one of our showrooms. Should you wish to pay by debit or credit card, this can be carried out over the phone or by calling in to see us.









## Window styles

We have a style of window to suit every property whatever its size and age. From modern and Victorian to Georgian and dormer windows, make your choice then decide how you want it to open, the frame colour and the type of glass so it suits you and your home perfectly.

### Casement window

The most popular and versatile style of window, designed to suit the style of any property, modern or traditional. In their simplest form, our casement windows are hinged on one side and open like a door, but because all of our products are handmade to order we can accommodate your requirements in terms of how they open and how they look.

From the simplicity of our modern designs we can add imitation Georgian bars or diamond leading in a range of opening styles and finishes. These windows provide light and wide open views, and as with all our windows are efficient when it comes to energy saving.

### Bay/bow window

Add a touch of elegance with a bow or bay window. Not only do they give you an attractive feature from the front of your property, but inside they make the room feel more spacious.

They are a popular choice for living rooms and master bedrooms, but work just as well in kitchens and dining rooms.

A bay window is made up of three or more windows, which project outward in a curve.

Our bay windows can be finished with a choice of openings and glass. If you have a great view from your house, then a bay or bow window is the perfect way to capture it.

### Tilt and turn window

This style of window gives you the option of partial ventilation at the head of the window by turning the handle and tilting the window inwards or they can open fully inwards for easy cleaning and escape purposes.

They are particularly suitable where it wouldn't be safe to open a window outwards, for example a ground floor window on the side of a street or pathway.

### Box sash window

With all the character and charm of old, but the convenience of new uPVC, the stylish sash window combines low maintenance and increased energy efficiency. The modern design exudes all that's classic about the traditional sash while incorporating the very latest production techniques and technologies.

The cutting-edge design incorporates modern low line beads, enhanced weather protection and inward opening sashes that allow easy cleaning. The innovative aluminium security bar makes it one of the securest vertical sliders available.









## Door styles

You can express your own individual style – all our doors are available in a range of colour and finish options.

Complementary glazed or part-glazed side screens can give wider entrances a grander appearance and also allow additional light into your home.

### Panelled doors

Solid, full panel doors are ideal for entrances that open on to pavements, shared access passages, or for maximum privacy.

Semi or part-glazed doors allow more light into entrance areas and offer a suitable level of privacy for front door applications. For rear or side doors that open on to more secluded areas, choose a style that is more open in appearance with fewer panels and a generous amount of glazing.

Glass panels within panelled doors can be customised to suit both the architectural style of a property and its windows. With so many decorative glazing options and panel styles to choose from, the effect can be stunning and will always be individual to you.

### Composite doors

Composite doors are a recent development helped along by advances in technology, so much so that it's difficult to distinguish them from conventional hardwood ones. Attractive, tough, scratch and weather resistant, features include a laminated ply frame with a Styrofoam core and a uPVC skin inside and out.

### French doors

When the weather's great, there's something very satisfying about throwing open French doors onto a garden or patio. Whether plain glass or Georgian style, they are made with 60mm or 70mm frames with toughened Low E glass, snug fitting seals and internal beading for improved security.

### Bi-fold doors

Bi-folding doors can complement any room, giving a glass wall effect that provides panoramic views and brings the warmth and light of the outside in. Ideally suited as a room divider, patio screen or contemporary feature wall, bi-folding doors give the widest possible opening creating a stylish and architecturally pleasing façade without harming the character of your home.

They are available in a number of opening schemes with a single master panel for ease of use. There is a multi point locking system to all sections with tough nylon runners for smooth and easy glide operation. The concertina action allows you to open the master panel and stack the remaining doors tightly together to create an open space.

### Sliding patio doors

Ideal for a conservatory partition or room divider, two, three or four pane in-line sliding doors let more light in and can make a room feel larger and integrate the garden with your home.

Sliding patio doors offer maximum accessibility and with a fingertip touch our parallel sliding panels glide easily along stainless steel tracks. Made with 60mm or 70mm frames with toughened Low E glass, multiple locking points and snug fitting seals, they also boast an 'anti-jacking' system that ensures that the door cannot be lifted off from the outside.







## Window styles

Zealcon uPVC windows are tailor-made for every customer so it's entirely up to you which style you choose.



Light oak



Rosewood



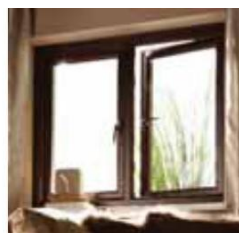
White



### Styles and opening options



Top opening



Side opening



Top and side opening



Tilt and turn



Box sash



Bay/bow



Dormer



Shaped



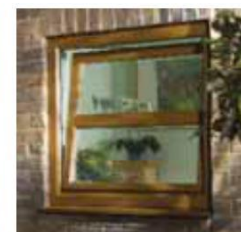
Top and side opening



Shaped



Top hung



Tilt and turn





Composite doors



Oak      Rosewood      Red      Blue      Green      White      Black

Frame colours



Light oak      Rosewood      White

Door styles



French      Bi-folding      Sliding      Stable

Door styles

Whichever type of door you choose, there is a wide variety of options when it comes to colour and finish.







## Frequently asked questions

We know there will always be questions so here we answer some of those most frequently asked.

### What does double glazing actually mean?

Double glazing is a system whereby air is trapped in between two panes of glass within a window frame in order to create a barrier of insulation against draughts and noise. In line with Building Regulations, the optimum gap is 16mm as anything larger is less effective against sound. At Zealcon uPVC all our windows have a 16mm gap as standard and are fitted with dual seals for longevity.

### What is FENSA?

FENSA stands for the Fenestration Self-Assessment Scheme. It exists to ensure homeowners receive a certificate of compliance from installers on the thermal performance standards of replacement windows and doors. Zealcon uPVC has FENSA approval.

### Is all double glazing the same?

No, there are many variables. There's the structure of the profiles, the thickness of the glass, the gap between the panes (16mm at least), and whether the glass has heat-reflecting properties. The beading is also important as internal beading (fitted on the inside) is more secure. There's the quality of the locks to consider – Zealcon uPVC doors are PAS 23 and PAS 24 Kitemarked – (minimum 5 point locking system on doors is essential), whether you can see the seals (seals with low sight lines are best) and how weatherproof they are. And of course how well all of these are put together (manufactured). Another variable and one that is important if you want double glazing to not only perform but last, is steel reinforcement. Zealcon uPVC uses reinforced profiles, making the double glazing more rigid and capable of retaining its shape and lines whatever the weather throws at it

### What is Low E Glass?

This requirement of current Building Regulations stands for 'low emissivity glass'. It is a special, invisible coating that has reflective properties and makes the glass more energy-efficient. It works by reflecting longer wavelength heat from radiators and room surfaces back into a building. Meanwhile it lets

in warming short wavelength energy from the sun that is then

### In what ways do new uPVC windows and doors improve a property's security?

A third of all break-ins are through a back window. Two thirds are through a door. For a secure home, it's important to install windows and doors with design specifications that have passed both police backed schemes (for instance Secured by Design) and home contents insurance company tests. Zealcon uPVC windows are also accredited with a BBA certificate for Enhanced Resistance.

### What is a CRB check?

A Criminal Record Bureau (CRB) check can be carried out by an employer to verify if a prospective or current employee has a criminal record. At Zealcon uPVC CRB checks are carried out on all supervisors and installers.

For answers to more frequently asked questions visit [www.zealcon.ae](http://www.zealcon.ae)





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