

If you have been watching new executive condominium launches in Bukit Panjang, SOLANO GRAND is the kind of project that tends to cut through the noise quickly. It is positioned at Senja Close, Bukit Panjang, in District 23, and it comes from City Developments Limited (CDL), with the developer and project materials noting this as the first new EC in Bukit Panjang in close to 15 years. That gap matters, because it changes what buyers expect from the next release, and it also shapes the competition for showflat access.

SOLANO GRAND is described as an upcoming 99-year leasehold executive condominium. Public-facing project pages present it as pre-launch, with items like VVIP preview, showflat appointment registration, indicative pricing, and floor plans displayed as coming soon, alongside an e-brochure that is expected to be released. From the information currently stated by CDL and the project site, the scale is targeted around about 300 homes, with CDL's materials stating 306 units across two high-rise residential towers.

Below, I'll walk through what is known, what it means practically for a buyer, and how to think about trade-offs when you are evaluating a new EC at this stage.

The headline facts: where SOLANO GRAND sits and what it is

SOLANO GRAND's stated address is Senja Close, Bukit Panjang, Singapore, and it is an executive condominium. The project materials also place it in District 23, which is typically associated with a very established residential belt where daily convenience is already built into the surrounding neighbourhood.

The development is positioned as a 99-year leasehold EC, so it is important to keep that in mind when you are comparing it against freehold or longer-duration options elsewhere. Leasehold affects long-term planning, especially if you are thinking beyond staying put. The practical approach is to evaluate leasehold alongside your likely holding period, your comfort with resale timelines, and whether the unit type you want is likely to remain in demand.

From the developer side, CDL's own results materials provide details that help you understand the project's intended footprint. CDL's materials state that the Senja Close EC site is near Jelapang LRT station, and that CDL was the top bidder for a 109,354 sq ft site at S\$252.9 million. They also describe plans for about 306 units across two high-rise residential towers.

So, when you look at SOLANO GRAND, you are not just looking at "a new EC in Bukit Panjang." You are looking at a project built on a fairly defined land parcel, with a tower plan and a unit count that currently points to a larger-than-small development experience, even if exact unit mix and stack details may still be refined in public-facing materials.

Why the Senja Close location matters day-to-day

The most useful way to judge location is not by map pins alone, but by how your commute and errands typically happen. For SOLANO GRAND, the project materials highlight several transport options and key connectivity corridors around the Bukit Panjang area.

On public transport, CDL's materials and the project materials point to the Jelapang LRT as a nearby reference point. They also reference the Bukit Panjang MRT/LRT interchange area, which is the kind of hub that tends to matter for residents who split between rail lines during a working week.

For road connectivity, the materials specifically call out Kranji Expressway (KJE) and Bukit Timah Expressway (BKE). Even if you do not drive often, having major expressways nearby can change how you think about visiting family,

catching weekend plans in other parts of Singapore, or handling the “one time a week” car usage that many households keep flexible.

Then there is the lifestyle side of location. The project materials highlight nearby shopping and town amenities, including Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre. If you are familiar with Bukit Panjang, you probably already know these are the types of destinations that reduce the need to plan. You can pop out for daily items, do a supermarket run, or catch a quick bite without turning your errands into a whole day.

In short, the location story here is about established convenience, supported by specific transport references (Jelapang LRT and the Bukit Panjang MRT/LRT interchange) and major road links (KJE and BKE). That combination is often what makes EC living feel practical rather than “temporary until the next move.”

The development scale: two towers and an estimated 300-unit range

SOLANO GRAND’s current public narrative suggests a mid-to-larger EC development. The project site says the estimated scale is about 300 homes, while CDL’s materials state 306 units across two high-rise residential towers.

That difference between “about 300” and “306” is not unusual at the pre-launch or coming-soon stage. What matters for you as a buyer is how the tower and unit plan might translate into your day-to-day experience:

- Two towers can mean a more balanced distribution of units across the project, compared to a single tower where everything concentrates vertically.
- A unit count in the 306 range can also mean that shared facilities and common areas, if any are included in the eventual design, will be planned with a certain level of resident throughput in mind. At this stage, the details of facilities are not provided in the verified information you shared, so I would avoid assuming specifics. The safer takeaway is simply that the project is not a tiny boutique EC.

If you are watching SOLANO GRAND early, this is exactly the kind of situation where you should pay attention to what the project pages eventually lock down: the final unit count, the actual stack layout, and the floor plan mix. Those items will influence which layouts are “most available” at each stage of sales.

SOLANO GRAND developer: CDL and what that tends to mean for buyers

CDL is named as the developer for SOLANO GRAND. The verified context also includes CDL’s results materials mentioning the Senja Close site, including the top bidder status and the land parcel details.

From a buyer’s perspective, developer credibility is not about brand familiarity alone. It is about the ability to deliver on timelines and build quality consistency, plus having enough sales infrastructure to support different buyer segments, like first-time EC buyers who need a clear process, and upgrading households who want detailed unit comparisons.

In the case of SOLANO GRAND, the current public workflow already reflects a structured approach. The project site indicates sections for project details, pricing, floor plans, brochure, showflat booking, priority access, VVIP preview, balance units, image gallery, and contact.

Even before the showflat opens, that structure suggests you will not be guessing around in a messy process. For buyers, that matters because the most frustrating part of early launches is uncertainty around access, pricing transparency, and when you can realistically view the unit type you want.

Pricing and sales stage: pre-launch, indicative pricing, and queue dynamics

The SOLANO GRAND project pages describe the development as pre-launch / coming soon. They also list indicative pricing, but that pricing is presented as part of the “coming soon” experience rather than a fully locked public price guide in the verified context.

The presence of VVIP preview and showflat appointment registration is a signal that access will likely be staged. In many EC launches, buyers who register early may gain earlier viewing windows, which can indirectly affect which stacks and unit types sell faster. The project materials also mention priority queue and VVIP preview, which means you should treat “early registration” as a practical action if you have a tight decision timeline.

A note on how to think about indicative pricing: in early stages, indicative numbers can be useful for budgeting, but they should not be the only factor in your unit choice. Even within a single project, the final pricing can shift based on unit mix, updated assumptions, and how the developer structures the launch phases.

If you are serious about SOLANO GRAND, the most sensible approach is to align your decision criteria with what you can control:

- choose the layout you want based on room orientation and functional planning once floor plans are released
- shortlist unit types early so you are not starting from scratch when priority access opens
- keep your budget flexible within a realistic range, because you cannot fully “price lock” from indicative materials alone at this stage

Floor plans and brochure: what is available now versus what you should wait for

In the current verified context, the public-facing materials mention floor plans and a brochure, but they are positioned as sections to be released. There is also mention of an e-brochure to be released, and a project experience that includes an image gallery, video, and site plan sections.

This timing matters. When floor plans are still coming soon, it is tempting to decide based **Visit this page** on unit type labels alone. In practice, two units with the same bedroom count can feel very different once you look at:

- how the living and dining area connects to the kitchen
- where common corridors and doors sit
- whether bedrooms fit your expected furniture sizes and configurations
- whether the unit layout supports your daily routine, like working from home, charging devices, or hosting visitors

So rather than guessing, it’s better to prepare a “comparison mindset” for when the SOLANO GRAND floor plans are published. You can also set a shortlist in advance, such as the unit sizes you are likely to consider, and then use the showflat to confirm how the layout behaves at real scale.

What to review when SOLANO GRAND floor plans are released

Here is a simple, practical way to evaluate the floor plans without turning it into an endless comparison exercise:

- Compare the living area shape and how easily it fits a table and sofa without blocking pathways.
- Check bedroom placement relative to the common areas, especially if you plan to work from home.

- Look at kitchen usability, where the service area sits, and whether the workflow feels natural.
- Note window placement and natural light distribution, then think about how you will place your bed and study desk.
- Confirm the approximate internal layout feel, since “square meters on paper” can be misleading.

Once you have those notes, a showflat visit becomes much faster and more meaningful.

Nearby amenities and lifestyle: what the materials explicitly highlight

SOLANO GRAND’s project materials highlight several local amenities and green spaces. These are the kinds of features that tend to matter after the move, when the novelty fades and your routine becomes the truth.

For shopping and everyday convenience, Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre are called out. For education, nearby schools are referenced including Jurong Pioneer Junior College, German European School Singapore (GESS), and other education options in the surrounding area.

For parks and greenery, the materials mention Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park.

Even if you do not take long drives often, green spaces change the mood of a neighbourhood. They also matter if you plan weekend exercise, a morning walk, or simply want your home to feel less closed-in.

The trade-off to keep in mind is that living close to established amenities sometimes means more traffic at peak hours. The materials do not quantify traffic levels in the verified context, so you should treat this as something to verify personally once you know the exact unit stack and where you will be entering and exiting the area most often.

Schools and family planning: using the verified list responsibly

The verified context includes named schools such as Jurong Pioneer Junior College and German European School Singapore (GESS), plus references to the area’s existing education ecosystem. When a project highlights schools, it often helps families gauge fit quickly.

Still, you should avoid assuming exact catchment rules or school priority outcomes based solely on a marketing mention. In Singapore, school access can depend on multiple factors and timelines, and those can shift.

The practical way to use these school references is simpler:

- treat them as a cue to explore education options relevant to your child’s stage
- confirm your eligibility and study timelines through official channels when you are ready
- shortlist your commute patterns, not just the school name, because weekday timing is what you actually live with

Getting access: showflat booking, VVIP preview, and priority queue

Because SOLANO GRAND is described as pre-launch with VVIP preview and showflat booking, your access strategy becomes part of the buying journey.

The project materials mention:

- showflat appointment registration

- VVIP preview
- priority queue
- image gallery and video sections as part of the project page experience
- contact information for enquiries

Even without the exact scheduling details included in the verified context, you can still apply a sensible approach. If you are serious, do not wait until you have “time later.” Registration windows often compress quickly around launch phases.

How to prepare before you book a SOLANO GRAND showflat appointment

If you want the appointment to feel decisive rather than just observational, prepare in advance:

- Bring your target budget range and a realistic “stretch ceiling” you will not cross.
- Decide your non-negotiables, such as unit size, bedroom count, and preferred layout orientation.
- List questions about the units and the project process that you want answered in one visit.
- If you are comparing multiple projects, note what you already liked and disliked about the others.
- Make sure your documents and identification details are ready for the registration flow.

A good showflat appointment helps you confirm, not discover. When you walk in prepared, you can focus on how the unit works for your life.

Brochure, video, and the e-brochure: what to look for in the media

The project site experience described in the verified context includes a brochure, an e-brochure to be released, a video, and an image gallery. These materials are often where developers show the intended look and layout cues, and they are useful for orientation.

Just remember, media can emphasize “best angles.” When the e-brochure and video arrive, use them to understand:

- the intended unit vibe and finishes level cues, but confirm on-site where possible
- the tower positioning and overall site plan so your expectations match what the project claims
- the flow of movement in the unit, particularly transitions between living, dining, and kitchen areas

If you are trying to decide between stacks, the site plan and stack visuals can help you avoid the trap of choosing a unit type without understanding what it faces. Even small differences in view corridors and sunlight exposure can affect how “good” the unit feels.

The buying mindset at pre-launch: what you can decide now, and what to hold off on

With SOLANO GRAND presented as coming soon and pre-launch, there is a natural temptation to lock in early. Sometimes that is right, especially if you have priority access plans and you know exactly what you want.

But it is also smart to hold back on decisions that require confirmed details. In a pre-launch environment, the final stack numbering, the exact floor plan variants, and the real pricing structure typically matter more than early indicative indications.

Here is a balanced mindset that works well for most buyers:

- You can decide your unit type priorities now based on your needs and budget framing.
- You should wait for released floor plans, confirmed brochure details, and showflat confirmations before finalizing comparisons.
- You can act early on registration and priority queue access, because that is about availability, not accuracy.

This approach reduces regret. You get the benefits of early access without pretending you already know everything that will be clarified later.

Where to go next: SOLANO GRAND contact and next steps

The SOLANO GRAND project website includes a contact section and enquiry pathway. It also lists the project page sections for pricing, floor plans, brochure, showflat booking, and priority access, which suggests a fairly direct process from interest to appointment registration.

If you are looking to move on this, the most effective next step is to book a showflat appointment through the registration flow that the project page provides, especially if you want to leverage VVIP preview or priority queue windows.

For many buyers, the “best deal” is not only about the final price, it is also about the unit choice that still exists when your turn comes. With SOLANO GRAND in pre-launch mode, you want your timeline to be aligned with the information that will be released.

If you plan to book, keep your questions ready about SOLANO GRAND project details, floor plans, the eventual release timing for the brochure and pricing, and how the project’s tower arrangement translates to your preferred unit type.

That way, when the SOLANO GRAND e-brochure, floor plans, and official showflat availability become clearer, you are not scrambling. You already know what you are there to confirm.