

If you have been keeping an eye on executive condo options in the Bukit Panjang area, you will probably feel the same little spike of excitement I did when I first saw the details for **SOLANO GRAND**. This project is positioned as the **first new EC in Bukit Panjang in close to 15 years**, and it lands right at **Senja Close** in **District 23**. For buyers who want something more “current” in design and facilities compared with older stock, that timing matters.

Based on the project information currently available publicly, **SOLANO GRAND** is an upcoming **99-year leasehold executive condominium** by **City Developments Limited (CDL)**. The development is described as **pre-launch / coming soon**, with the usual set of buyer touchpoints starting to appear: a **SOLANO GRAND brochure** (or e-brochure release), **SOLANO GRAND pricing** in an indicative form, **SOLANO GRAND floor plans**, and a route to arrange access like a **SOLANO GRAND showflat** appointment and **SOLANO GRAND VVIP preview**.

Let’s go through what is known from the current launch update, how to interpret it like a buyer, and what you can do right now to put yourself in a good position.

Why SOLANO GRAND stands out in Bukit Panjang

Bukit Panjang has plenty of established homes, transport options, and a mature mix of shopping and everyday amenities. The difference with SOLANO GRAND is not just location, it is the “new supply” story. The project and CDL materials state that this is the **first new EC in Bukit Panjang in close to 15 years**, and that alone changes the way many buyers evaluate the market.

When you have a long gap between new launches, older developments often become the reference point for pricing and expectations. In that situation, a new EC becomes more than a single project. It becomes a benchmark for what buyers should expect from future launches in the area, especially for families weighing commute time, school access, and daily convenience.

For many buyers, the question is simple: do you want to be early for a project like this, or wait and see what the final units and final numbers look like?

From what has been shared so far, SOLANO GRAND is in a “coming soon” phase. That usually means you should expect more details to unlock over time, but you can still begin your due diligence early. You can also start planning your appointment timing, which brings us to one important reality.

When new ECs approach launch, demand can move quickly. If you want a specific stack, a specific size, or simply want more options before units get narrowed down, being proactive helps.

Location check: Senja Close, District 23, near Jelapang

The project location is stated clearly: **Senja Close, Bukit Panjang**. CDL’s own materials describe the site as being **near Jelapang LRT station**, and that matters because it shapes the “last-mile” feel for residents.

You may see many projects marketed with broad transport claims, but “near Jelapang LRT” is a specific anchor point. In a mature town, those anchor points matter because they influence how easy it feels to commute to everyday destinations without always relying on a car or always relying on the same transfer route.

The project materials also highlight the broader transport ecosystem in the region, including the **Bukit Panjang MRT/LRT interchange area**. In other words, you are not only banking on the nearest line, you are within reach

of a major node that many residents already treat as a commute hub.

On the road side, the project materials also mention connectivity via major expressways, including **Kranji Expressway (KJE)** and **Bukit Timah Expressway (BKE)**. Even if you do not drive daily, being close to expressway access is still a practical advantage for occasional trips, for family visits, and for weekend plans.

In short, SOLANO GRAND is positioned where both rail-based commute and road-based travel are meant to feel accessible.

The developer: why CDL changes the conversation

It is one thing to pick a floor plan. It is another to pick a developer with a track record and a launch playbook you can anticipate.

SOLANO GRAND is developed by **City Developments Limited (CDL)**. CDL's materials state that CDL was the **top bidder** for the site, for a land value of **S\$252.9 million** for **109,354 sq ft**, with plans for about **306 units across two high-rise residential towers**.

A few buyer-relevant takeaways sit inside that sentence:

First, the "top bidder" and the disclosed site size tell you this is a meaningful, purpose-built residential parcel rather than a tiny infill project.

Second, the mention of **two high-rise residential towers** is a structural detail. Even without specific stack plans in front of you, tower format often influences how buyers think about views, cross-ventilation, and unit distribution.

Third, the unit count appears to be in flux across public-facing descriptions. The site materials describe an estimated scale of about **300 homes**, while CDL's materials cite **306 units**. In practice, this is common as final planning and approvals refine unit distribution, but it is worth noting so you do not lock yourself emotionally to one number. The project is clearly on the larger side for an EC in a mature area.

What buyers can realistically expect in a pre-launch phase

SOLANO GRAND is presented as **pre-launch / coming soon**. That affects how you should evaluate the information available today.

At this stage, you typically get enough to start comparing options, but not enough to make every final decision. For example, you might see:

- **SOLANO GRAND project details** in the form of the essentials (lease type, location, developer, the general concept)
- **SOLANO GRAND brochure** or at least an e-brochure version being prepared or released
- **SOLANO GRAND floor plans** shared as indicative versions, sometimes with unit mix updates over time
- **SOLANO GRAND pricing** communicated as indicative pricing rather than final contractual figures
- Access routes for buyers, including showflat appointments and preview sessions

So what should you do with this partial picture?

You treat it like pre-season research. You are not trying to close a purchase today, you are trying to reduce your uncertainty. You want to know whether the project matches your priorities, and whether the unit types you are considering are likely to fit your lifestyle.

For instance, if your family values proximity to LRT for daily commutes, “near Jelapang LRT station” becomes a tangible advantage, not just marketing text. If you need to think about schooling patterns, you start reviewing what schools and education options are highlighted by the project.

Nearby amenities that show up in the current materials

A project’s address matters, but so does what is within everyday reach. The current SOLANO GRAND materials highlight a set of nearby amenities across shopping, nature, and education.

On the retail and convenience side, the project materials mention **Hillion Mall**, **Bukit Panjang Plaza**, and **Greenridge Shopping Centre**. These names are useful because they signal a range of daily errands and weekend options that residents in the area are already familiar with.

For education, the materials point to **Jurong Pioneer Junior College** and the **German European School Singapore (GESS)**. If you are planning around school selection, these specific references help narrow down your research direction. Rather than guessing which schools are “nearby,” you have named institutions to check for admission timelines and location practicality.

For green spaces and recreation, the project materials mention several areas, including **Villa Verde Park**, **Bukit Panjang Park**, **Bukit Timah Nature Reserve**, and **Zhenghua Park**. Green access is not a luxury detail for many families. It is often where weekend routines settle, where kids get outdoor time, and where you spend less on entertainment because life is simply more pleasant nearby.

The homes: what we know about SOLANO GRAND “scale” and format

At the moment, SOLANO GRAND is described as an EC in the range of roughly **300 homes**, with CDL stating **306 units** in its materials. The “two high-rise residential towers” detail matters because it is a clue to how the development is laid out at a building level.

What we do not have clearly in the verified info here is the breakdown of unit sizes by bedroom count, the full set of stack-specific details, and exact finishing specs. That is exactly the kind of information that tends to firm up closer to launch, or it becomes available through the brochure, e-brochure, and showflat materials.

So rather than speculate, the buyer move is to align with what is already available: review the **SOLANO GRAND floor plans** once they are published in the public-facing sections, and shortlist the unit types that match your family size and your willingness to trade off between interior space and factors like orientation.

If you have looked at ECs in other towns, you know the trade-off pattern repeats. Larger layouts often come with fewer options in certain stacks. Meanwhile, mid-size units might offer more choice but less flexibility if you need a home office, additional guest space, or a longer-term plan for elderly parents moving in.

A new EC can be a good “fit” purchase, but only if you choose a unit type you can live with comfortably.

SOLANO GRAND brochure, floor plans, and indicative pricing: how to use them

When projects enter pre-launch, the information you see publicly is often staged. [Home page](#) For SOLANO GRAND, the project website sections mention items like the **SOLANO GRAND brochure**, **SOLANO GRAND pricing**, and **SOLANO GRAND floor plans**, as well as an **image gallery** and video assets like **SOLANO GRAND video**.

Here is how I recommend using these materials without overreading them:

First, treat **indicated pricing** as a starting point, not a promise. Even within the same EC project, final pricing can shift due to things like unit mix, effective promo timing, and confirmed final charges.

Second, look at floor plans for the logic of the layout, not just the total area. A layout that “reads well” on paper can still feel tight in real life if storage is thin, if the living area is awkwardly shaped, or if the kitchen takes up too much wall space.

Third, if you care about day-to-day comfort, focus on how a unit likely behaves with ventilation and daylight. You will only fully understand these factors once you see the stack and orientation details, which is why a **SOLANO GRAND showflat** visit and any accessible virtual materials like a video or image gallery can be valuable.

Finally, if you are comparing SOLANO GRAND with other EC options, do not compare only price per square foot. Compare your likely out-of-pocket monthly impact after factoring in the unit type, financing assumptions, and your expected holding period.

Booking access: showflat appointment, VVIP preview, and priority queue

This is where the “launch update” becomes practical. The current project materials indicate there are pathways for appointments, including a **SOLANO GRAND showflat** appointment registration and **SOLANO GRAND VVIP preview** access. There is also mention of a **SOLANO GRAND priority queue** style of access.

If you have never dealt with EC priority queues before, here is the real-world pattern I have seen: buyers with early access can often choose from a wider range of unit types and possibly more favorable stacks, depending on how the developer releases availability.

You do not necessarily need to rush to the first possible slot, but you should plan your timeline.

If you want to be systematic, you can start with the items below, based on what the project website indicates is available in the coming-soon stage.

- Book an appointment for **SOLANO GRAND showflat** access (registration flow indicated on the project pages)
- Register interest for **SOLANO GRAND VVIP preview** (priority access indicated)
- Review **SOLANO GRAND brochure**, **SOLANO GRAND pricing**, and **SOLANO GRAND floor plans** as they are released
- Use the **SOLANO GRAND contact** section on the project pages to get updates when new slots or materials go live

That sequence keeps you moving without locking you into a decision before you have enough clarity.

What to look for during a SOLANO GRAND showflat visit

Even though details like exact finishing specifications are not included in the verified context here, you can still go into a showflat visit with a mindset that helps you evaluate efficiently.

When I visit showflats, I focus on things that affect your daily routine rather than only the “wow” of the display:

You want to stand in the living area and imagine where your sofa will go, how traffic flows toward bedrooms, and whether the dining area feels natural for your household. You want to check storage, because that is where many

buyers feel the difference between “a good floor plan” and “a usable home.”

You also want to check bathrooms and kitchen practicality. In many ECs, layouts can look fine, but the difference comes in how many places you can actually store daily items and how easy it is to maintain surfaces.

Finally, you should ask how availability will be handled as you move from preview to formal launch. Sometimes buyers assume all units are equally available from day one. In reality, early allocations or releases can limit options. Understanding that early helps you plan your choice rather than reacting emotionally when your preferred stack is no longer available.

To keep it efficient, I suggest you prepare the following before you meet the team.

- Bring a rough list of your target unit types, and your “must haves” for layout and storage
- Have a sense of your financing comfort zone so you do not get pushed into a mismatch
- Prepare questions about how the project packages and releases units during the pre-launch and preview windows

How nearby transport and schools might shape your long-term satisfaction

One of the most underrated parts of buying is the “friction” you can eliminate early.

With SOLANO GRAND’s current positioning near **Jelapang LRT station** and within the broader **Bukit Panjang MRT/LRT interchange area**, many residents will likely value fewer transfers or more predictable travel times. Even if your commute route changes over the years, the ability to use an established transit node tends to keep daily life flexible.

Education access is similar. The current materials mention **Jurong Pioneer Junior College** and **GESS**, plus green spaces for enrichment and outdoor routines. Those are not just names to read. They are inputs to the lifestyle decisions you will make over the next few years, especially if you are buying with children in mind.

Green spaces like **Bukit Timah Nature Reserve** and **Zhenghua Park** can also influence how you spend weekends. Some families prioritize malls. Others prioritize walking trails, parks, and places where kids can get energy out without spending money every weekend. SOLANO GRAND’s current neighborhood references support both patterns, which is a good sign.

The bottom line: should you pay attention now?

If you are comparing options, SOLANO GRAND sits in an interesting spot: the project is positioned as a long-awaited EC refresh for Bukit Panjang, developed by CDL, set in a location with clear transport anchors, and currently moving through the typical pre-launch information stage.

The most sensible way to approach it right now is to treat this update as your cue to start structured research:

Review the **SOLANO GRAND project details**, then spend time on the **SOLANO GRAND floor plans** and any released versions of the **SOLANO GRAND brochure**. Use the **SOLANO GRAND pricing** information in indicative form to estimate what unit types are likely to be within reach. If you can, secure a path to see the **SOLANO GRAND showflat**, and if priority access is important to you, register for the **SOLANO GRAND VVIP preview** and any **SOLANO GRAND priority queue** options.

If you wait until the project is fully launched, you might still find a unit that fits. But you could also find yourself choosing from a narrower slice of what is available. In EC markets, that difference can matter, especially when

buyers want specific layouts that align with their household needs.

For a first-new-EC-in-close-to-15-years story in Bukit Panjang, I would not ignore it. I would approach it with calm momentum, gather the materials as they are released, and lock in showflat access when it is convenient for you.

If you want the most up-to-date next steps, check the **SOLANO GRAND contact** information on the project pages and follow the registration flow for the showflat and preview windows.