If you have been keeping a close eye on executive condominiums in Singapore, you would probably notice the same pattern over and over. Some districts seem to get new launches every cycle, while others feel quiet for a long stretch. Bukit Panjang has been one of the quieter pockets, and that is exactly why **SOLANO GRAND** is drawing attention now. CDL is bringing an executive condo to **Senja Close, Bukit Panjang (District 23)**, and both the project site and CDL's own materials position it as the **first new EC in Bukit Panjang in close to 15 years**.

This is not a "wait-and-see for years" type of development either. The project is presented as **pre-launch / coming soon**, with mechanisms already in place for those who want to look early, including **SOLANO GRAND VVIP preview** access and **SOLANO GRAND showflat** appointment registration. There are also dedicated sections for **SOLANO GRAND project details**, **SOLANO GRAND pricing** (noted as indicative), **SOLANO GRAND floor plans** (to be released/available via public-facing materials), **SOLANO GRAND brochure** and e-brochure, plus an **image gallery** and a contact section for enquiries.

Let's talk through what is known, what it likely means for buyers, and how to approach the decision when the information is still being unveiled.

Why SOLANO GRAND matters for Bukit Panjang buyers

The simple headline is powerful on its own: an executive condo launch in Bukit Panjang after a long gap. But in real decision-making, the "why now" matters just as much as the "what."

Executive condos often serve different buyer profiles. Some households are aiming to step up from a public housing setup when they want more space and flexibility. Others have been renting, planning to buy, and watching carefully for a project that fits both lifestyle and budget. When an EC is in a familiar area like Bukit Panjang, the appeal usually goes beyond the unit itself. It's the access to routines people already built around schools, shopping, and transport.

SOLANO GRAND sits at **Senja Close**. From CDL's materials and the project site, the location is highlighted around key transport nodes and expressway links, including the **Jelapang LRT station**, the **Bukit Panjang MRT/LRT interchange area**, and connections via the **Kranji Expressway (KJE)** and **Bukit Timah Expressway (BKE)**. For many buyers, being near those corridors is not an abstract advantage. It affects daily timing, commute fatigue, and even the practicality of weekend plans.

There is also a geographic logic to District 23 living. Bukit Panjang is not remote, but it is different from the city-fringe densification. It has its own rhythm, and that tends to suit families who prefer a balance of convenience and calmer surroundings.

The development snapshot: CDL, two towers, and about 300 homes

From the verified context, the fundamentals are consistent across the project site and CDL's materials:

- The developer is **City Developments Limited (CDL)**.
- The project is a **99-year leasehold executive condominium**.
- It is planned for **Senja Close, Bukit Panjang**.
- CDL's materials indicate the site size as **109,354 sq ft**, with CDL being the **top bidder at S$252.9 million**.
- CDL's materials also reference **plans for about 306 units across two high-rise residential towers**.

The project scale is described as **about 300 homes** on the project site, while CDL's materials state **306 units**. That mismatch is not unusual at early stages. "About 300" tends to be used for public-facing estimation, while the "306 units" figure is more specific and may reflect an internal plan that can still tighten as details get finalised. For buyers, the practical takeaway is to treat unit count as a working figure, not a promise etched in stone at the preview stage.

Still, two towers is an important planning signal. It suggests the development is likely designed to create enough variety in stack orientation and unit types. It also typically affects how you should interpret the floor plan choices you see later, because layout, lift access convenience, and privacy can vary depending on where your future unit sits within each tower.

Leasing terms and how to evaluate 99-year leasehold ECs

SOLANO GRAND is **99-year leasehold**. That detail may sound like a distant technicality until you're trying to match the property to your personal timeline.

With leasehold, the best way to evaluate it is to think in "decision horizons," not just purchase date. For example, many buyers eventually want to sell when they upgrade or downsize. Even when the market stays stable, the effective remaining tenure can influence buyer demand at exit. On the other hand, if the plan is to live long-term and you value the location, many households see leasehold as a trade-off they are comfortable with.

For an executive condo, there is also another layer: buyers often choose ECs because they want a step-up that still fits the broader affordability framework. The location, unit livability, and how future resale demand looks in that specific micro-market can matter more than a pure lease math exercise. A 99-year lease can still work well, as long as you go in with clarity about your intended duration and your comfort with market uncertainty.

When SOLANO GRAND's **SOLANO GRAND pricing** is shared in the public-facing materials as indicative figures, pay attention not just to the headline numbers, but to how pricing might reflect differences across stacks, floor levels, and internal layouts. Even within the same project, those differences can be meaningful.

Transport and daily living: what the verified highlights tell us

One of the reasons early executive condo interest builds quickly is that people do not buy in isolation. They buy into a neighbourhood. Based on the project materials, these are the transport and connectivity points being highlighted:

- **Jelapang LRT station**
- **Bukit Panjang MRT/LRT interchange area**
- Access via **Kranji Expressway (KJE)** and **Bukit Timah Expressway (BKE)**

In practice, this means a buyer can often design multiple routine patterns. If you commute via rail, the LRT and interchange area become part of your "default route." If you drive on certain days, expressway access reduces friction, especially when you need flexibility for appointments, school pickups, or errands that do not align neatly with train schedules.

The same goes for lifestyle. The project site and materials point to nearby shopping and food options such as **Hillion Mall**, **Bukit Panjang Plaza**, and **Greenridge Shopping Centre**. Again, these are not theoretical amenities. They are places where you can realistically spend time weekly without needing to plan a full outing.

Green spaces are also explicitly called out: **Villa Verde Park**, **Bukit Panjang Park**, **Bukit Timah Nature Reserve**, and **Zhenghua Park**, plus the mention of schools like **Jurong Pioneer Junior College** and **German European**

School Singapore (GESS). For families, the value is often in how it shapes the week. A nearby park changes what "after school" looks like. Nearby educational options matter not only for current children, but also for future planning.

SOLANO GRAND location and the "District 23 feel"

"Bukit Panjang" is one of those place names people use as shorthand. For some, it means proximity to certain transit nodes. For others, it means a specific lifestyle they already know, including how the neighbourhood handles everyday errands.

The verified location for SOLANO GRAND is clear: **Senja Close, Bukit Panjang, Singapore**. That street-level specificity matters because it's easy to overgeneralise when reading about a district. Two properties in "the same area" can feel very different depending on the exact micro-location, road access, and walkability to transport.

Since the project materials highlight Jelapang LRT and the Bukit Panjang interchange area, you can expect the marketing narrative to position SOLANO GRAND as convenient for both rail commutes and cross-island trips via expressways. But as a buyer, you should still do the basic mental test when you later view the showflat or check the site plan details: how realistic is the daily movement pattern you actually live with, not the one you imagine during brochure browsing?

This is one of the most underrated parts of buying early, when everything is still in motion. A project can be "well-connected" in a general sense, yet your personal route and schedule may still make one commute pattern more stressful than it has to be.

Floor plans and unit variety: what to watch for when they're released

The verified context confirms that **SOLANO GRAND floor plans** and the **e-brochure** are part of the public-facing pages, and that materials are structured around upcoming release and registration. At this stage, you should avoid locking onto a single layout assumption because floor plan details may be presented in phases, and even within the same bedroom category, the actual arrangement can differ.

When the **SOLANO GRAND floor plans** become available, here are the practical aspects to evaluate, based on how buyers typically live in executive condos:

First, look at how the living and dining area connects to the kitchen. If you cook regularly, you care about practical movement, not just the "size" printed on a page. Second, check the positioning of bedrooms in relation to natural light and privacy. Third, understand the storage strategy, especially if you have more than one set of seasonal items, sports gear, or kids' belongings.

Also, watch for how the two-tower setup could affect views and stack placements. Even if the marketing mentions "two high-rise residential towers," the real-world feeling of noise exposure, sunlight angle, and privacy depends on where your unit sits.

When you're comparing stacks later, you can often tell whether the layout is efficient from the "wasted space" feel. Some plans look compact on paper but feel generous in motion, while others look larger but feel awkward in use. That is why preview experiences, even if they are limited, can help you align https://solano-grand.com.sg/ expectation with reality.

Pricing and brochure access: how to approach SOLANO GRAND pricing and details

The project is currently presented as **coming soon** with **indicative pricing**. That typically means the public-facing pages may not include the full breakdown that serious buyers want at the point of decision, such as final pricing, detailed discounts, and all package specifics. Still, indicative numbers are useful because they set the early expectation range.

Because this is an early stage with planned release components, your best approach is to treat the brochure, the e-brochure, and pricing releases as a sequence. Buyers who rush can sometimes anchor too early on the first figure they see. Buyers who wait too long may miss appointment windows or queue priority access, especially if units are popular.

That is where the project's early-access mechanisms matter.

Showflat appointments, VVIP preview, and priority queue thinking

SOLANO GRAND's public-facing structure includes multiple ways to engage early, including **book appointment for SOLANO GRAND**, **SOLANO GRAND VVIP preview**, and **SOLANO GRAND priority queue** concepts, along with sections for showflat registration and contact.

Without inventing any details beyond what is already indicated, the main idea is straightforward: the project is prepared to manage early interest through access tiers and appointment booking.

Here is how I would think about it if you are deciding whether to register now:

You register early if your goal is to see the unit types, the actual layout feel, and the presentation details while choices are still forming in the market. You also register early if you know you will need time to evaluate financing options, household plans, and whether your preferred unit layout is even available in the early selections.

You might hold back if you are not ready to commit to an evaluation and you want to wait for fuller pricing clarity. But if you do that, be realistic about the possibility that certain preferred configurations could become less available once selections progress.

In short, the value of early access is not just "getting in first." It is having more time to compare options properly, so your final decision is based on fit, not urgency.

A practical buyer's checklist for when SOLANO GRAND details drop

Once SOLANO GRAND releases more concrete information through the brochure, floor plans, pricing updates, and showflat sessions, you will likely want to move quickly but stay disciplined. Here is a compact checklist you can run through in your notes as soon as the details become available:

1. Confirm the unit layout you want, especially kitchen flow and bedroom practicality
2. Compare stack implications across the two towers using whatever site plan details are provided
3. Align the remaining leasehold timeline with your intended ownership horizon
4. Re-check indicative pricing against your budget and expected financing plan
5. Decide early whether you need showflat viewing to validate layout feel

That checklist keeps you from getting lost in the excitement of a new exec condo in Bukit Panjang. It also prevents the common mistake of treating brochures as "the only truth." Showflat sessions, even when they are brief, can correct misunderstandings about scale and layout usage.

Nearby amenities and schools: balancing convenience with long-term needs

The project materials highlight a mix of shopping, education, and nature options. **Hillion Mall**, **Bukit Panjang Plaza**, and **Greenridge Shopping Centre** cover the day-to-day convenience side. The inclusion of schools like **Jurong Pioneer Junior College** and **German European School Singapore (GESS)** signals that the developers understand family buyer priorities.

Nature options such as **Villa Verde Park**, **Bukit Panjang Park**, **Bukit Timah Nature Reserve**, and **Zhenghua Park** are valuable in a different way. You can use them as weekend recovery, but also as everyday mental health space. A condo is not only about square footage, it's about how your week feels. When greenery is nearby, it often changes your baseline stress level, especially for parents and people working from home.

For buyers who want a more predictable lifestyle, these are exactly the sorts of amenities you look for before you even start comparing interior finishes.

SOLANO GRAND project details: what to explore on the official pages

The project site is structured around the typical pre-launch information flow, including **SOLANO GRAND project details**, **SOLANO GRAND brochure**, **SOLANO GRAND video**, **SOLANO GRAND image gallery**, and **SOLANO GRAND contact** for enquiries. There are also sections for showflat booking and priority access / VVIP preview registration.

When you browse these pages, don't just skim. Treat it like you are assembling your own "decision dossier":

The project details and site plan information help you understand orientation and the overall development layout. The brochure and e-brochure help you compare unit categories and features once they are released. The video and image gallery often give useful cues about design themes and how the development is presented, even if they are not a substitute for floor plan reality. And the contact section matters because early buyers frequently need clarifications on timelines, appointment availability, and which details will be updated next.

If you're specifically searching for a "new exec condo at Senja Close" experience, this structure is designed to support that. If you're also considering "new exec condo in district 23," SOLANO GRAND sits squarely within that decision set based on the verified District 23 address and positioning.

What kind of buyer is SOLANO GRAND most suited for?

Without overreaching beyond the verified facts, the project's positioning suggests it is aiming at buyers who want:

A familiar Bukit Panjang lifestyle, with access to both LRT and MRT/LRT interchange areas, plus expressway convenience for car users.

A new executive condo option from **a major developer, CDL**, with the project clearly planned as a two-tower development and roughly **300+ homes**.

An early route into the selection process through showflat booking, **SOLANO GRAND VVIP preview**, and what the project materials describe as **priority queue** type access.

In real life, these features usually resonate with households that already live in the area or prefer a "stay close to my support network" approach. It is also attractive to buyers who missed previous EC cycles in that neighbourhood and now want a chance to move in while they still like the locale.

How to book your appointment and what to ask during showflat sessions

The public-facing pages explicitly include a call to **book appointment for SOLANO GRAND** and a path to **SOLANO GRAND VVIP preview** and showflat registration. That means you should be ready to ask questions during those sessions, even if your first visit is exploratory.

When you meet the team or view materials in person, focus your questions on what will affect your decision, not just what sounds interesting. Ask about what is locked in versus what is still subject to finalisation. Ask how the two-tower layout impacts unit allocation and what the likely options are by unit type. Ask how **SOLANO GRAND pricing** will be confirmed and what the indicative prices are based on.

Also ask practical questions about what you can validate on-site. For example, how you should interpret what you see in the showflat compared to what you will actually receive for your chosen stack and layout.

If you do this well, your time spent at the showflat becomes more than a viewing. It becomes a real filter that narrows down your choices.

Getting ready for the next update: brochure, floor plans, and e-brochure releases

Because SOLANO GRAND is presented as **pre-launch / coming soon**, some details will continue to be released through its public channels. The verified context explicitly mentions that the **e-brochure** and other materials are planned to be released, with sections for **SOLANO GRAND brochure** and **SOLANO GRAND pricing** updates.

So, the best preparation strategy is to set aside time to re-check the relevant sections after each update. Buyers often regret it when they only "look once," then later realise a key layout option or a pricing clarification was published and they missed it.

If you want to stay organised, keep a simple file with screenshots of the floor plan categories you are interested in, your budget range based on the indicative pricing you saw, and your shortlist of stacks once those are shown. When the next batch of updates lands, you compare directly instead of relying on memory.

Where to start if you're seriously considering SOLANO GRAND

If SOLANO GRAND is on your radar, the most direct next step is to engage with the project's stated channels. The project site includes **SOLANO GRAND contact** information and clearly provides pathways for showflat-related registration and early preview access.

At a minimum, register if you want to receive the planned updates and to understand the showflat appointment process. If you already know you want a new exec condo in Bukit Panjang, this is the stage where early access tends to matter, because the project is still building momentum and the information set is expanding.

And if you are looking for something in line with "new exec condo at Senja Close" and "new exec condo in district 23," this one stands out precisely because it is not just another launch. It is being positioned as a long-awaited EC in Bukit Panjang, delivered by **CDL**, with a planned two-tower scale of around **306 units** and a location clearly connected to major transit and expressway links.

If that combination matches your lifestyle and your household timeline, SOLANO GRAND is worth your attention now, before the project moves from preview mode to fuller release.