

If you have been tracking executive condominiums (ec) in the west and specifically the Bukit Panjang side, SOLANO GRAND is one of the more interesting names to watch. It is an upcoming 99-year leasehold executive condominium at Senja Close, Bukit Panjang (District 23), developed by City Developments Limited (CDL). Based on the information currently shared through project materials, it is positioned as the first new ec in Bukit Panjang in close to 15 years, which is exactly the kind of detail that tends to get buyers paying closer attention, even before the first showflat appointment.

Below is a practical guide to what is known about the SOLANO GRAND developer and the project details you can realistically plan around today, including location context, what CDL has said in its own materials about the Senja Close site, and how to think about floor plans, pricing signals, and the booking process.

Who is developing SOLANO GRAND?

The SOLANO GRAND developer is City Developments Limited (CDL). In CDL's own results materials, the Senja Close ec site is described as being near Jelapang LRT station. Those same materials also disclose that CDL was the top bidder for the site, with a reported bid figure of S\$252.9 million for a 109,354 sq ft land parcel.

CDL's materials also mention plans for about 306 units across two high-rise residential towers. Public-facing project information for SOLANO GRAND also frames the development as coming soon, with various stages such as VVIP preview, showflat appointment registration, and a forthcoming brochure and pricing release. While the project site describes an estimated scale of about 300 homes, CDL's disclosed unit count is about 306. At this stage, it is safest to treat the final unit breakdown as "pending finalization in public-facing materials," rather than assuming the marketing headline is the fully locked inventory.

From a buyer's perspective, the key takeaway is not just "CDL is the developer," but that CDL has already done the kind of planning and site execution work that shows up in the way unit counts, tower configuration, and proximity to transit are communicated. If you are comparing projects, that consistency matters.

I have seen how quickly early interest forms around CDL ECs, especially when the location hits a commuter corridor people already use daily. When SOLANO GRAND is still in pre-launch mode, your timing is a trade-off, you can either move early to secure priority access, or wait for more certainty on pricing and exact layouts. The project pages indicate both paths exist.

SOLANO GRAND location: Senja Close in Bukit Panjang

SOLANO GRAND is located at Senja Close, Bukit Panjang, Singapore, in District 23. The practical part of "location" is not only the address, it is the commuting pattern it can support and the everyday amenities you can reach without burning time.

From the project materials, the transport context includes:

- Jelapang LRT station
- the Bukit Panjang MRT/LRT interchange area
- the Kranji Expressway (KJE)
- the Bukit Timah Expressway (BKE)

That combination is valuable because it gives you options depending on where you are heading. If your routine is more LRT-based, Jelapang LRT and Bukit Panjang interchange are the obvious anchors. If you drive or use rides

regularly, the presence of KJE and BKE in the materials signals access to major routes beyond the immediate town centre.

For amenities, the project materials highlight several established shopping options near Bukit Panjang:

- Hillion Mall
- Bukit Panjang Plaza
- Greenridge Shopping Centre

And for lifestyle and outdoor breathing space, the materials point to green areas and parks such as Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park. If you have children, you would also pay attention to schooling options mentioned in the materials, including Jurong Pioneer Junior College and German European School Singapore (GESS). The way these names are placed in the project material matters, because it hints at the target buyer profile CDL and the project team want to speak to: families who value proximity to both transport and established day-to-day services.

One small but real planning note: when a development positions itself as a rare “fresh EC” in a mature area, that usually means the surrounding infrastructure is already there. In practice, it reduces the “unknowns” you get when you buy somewhere that is still waiting on roads, malls, and schools to fully mature.

What we can infer from CDL’s Senja Close site information

CDL’s results materials do more than identify the developer. They also describe the site and the intended development scale in a way that helps you picture what is coming.

The disclosed land parcel size is 109,354 sq ft, with a reported top-bid figure of S\$252.9 million. CDL’s materials describe a plan for about 306 units across two high-rise residential towers. Even if you do not memorize these figures, they help you calibrate expectations. Two towers usually mean a layout strategy that supports different unit stacks and a mix of configurations. It also suggests the project is designed to fit within an urban town edge, rather than spread out like a low-rise estate.

The project site itself describes an estimated scale of about 300 homes, and CDL’s material suggests about 306. Since you are dealing with an upcoming EC, it is reasonable that public-facing numbers may shift slightly as floor plans are finalized, as unit sizes adjust, or as remaining inventory and stack details are confirmed. When you evaluate SOLANO GRAND floor plans later, pay attention to how the unit mix is presented, because that is where the “about 300” turns into concrete categories you can compare.

SOLANO GRAND project status: pre-launch, coming soon, and how the sales journey works

SOLANO GRAND is currently presented as pre-launch or coming soon on public-facing project pages. That matters because the information you see now is not the full brochure disclosure you would expect after launch day.

The project pages indicate that key buyer steps available early include:

- SOLANO GRAND brochure (to be released, based on the site information)
- SOLANO GRAND pricing (positioned as indicative at this stage)
- SOLANO GRAND floor plans (available as part of the pre-launch resources)
- SOLANO GRAND showflat appointment registration

- SOLANO GRAND VVIP preview and priority access / queue mechanisms
- SOLANO GRAND e-brochure content and future releases
- SOLANO GRAND image gallery and project details pages
- SOLANO GRAND contact information for registration and inquiries

Even when pricing and brochure materials are still being readied, you can treat this as a timeline. The more you move from VVIP preview and priority queue access, the more likely it is you will get earlier clarity on what is actually being offered, including the exact tower, stack availability, and the floor plan set that will anchor your decision.

If you are the kind of buyer who dislikes decision paralysis, early access can be useful because it reduces the number of parallel options you juggle. I have watched friends compare three or four ec projects at the same time, then suddenly lose momentum once prices and floor plan releases start moving in parallel. With SOLANO GRAND, the availability of VVIP preview and showflat booking suggests the team is setting up a structured flow for early buyers, so your time spent can translate into actual shortlist decisions.

SOLANO GRAND floor plans: what to look for before you commit

The project pages indicate that SOLANO GRAND floor plans are part of the available pre-launch resources. Since we should not invent specifics that are not confirmed here, the most useful thing I can do is tell you how to evaluate them in a way that protects you from common buyer regrets.

When you look at SOLANO GRAND floor plans, focus on practical trade-offs rather than just size labels.

First, check how the layout handles circulation. Some units look efficient on paper but feel tight once you consider where doors open, where the dining area actually sits relative to the kitchen, and how the living space transitions into bedrooms. In EC purchases, you often live in the unit long enough that you will feel these differences on an everyday basis.

Second, pay attention to orientation and stack positioning. Even if the sales visuals are attractive, the real question is whether the unit's usable light and ventilation are consistent with your preferences. If you are deciding between two units of similar size, the stack and direction can matter more than small differences in square footage.

Third, think about furniture and long-term storage. Many buyers focus on whether a unit can fit a sofa set, then later realize they need additional storage for school supplies, baby items, seasonal clothing, and household utilities. A floor plan that includes workable storage configurations can feel "bigger" even when the headline size is similar.

Fourth, align the bedrooms with your expected life stage. Some families can sell the idea of a study room, others just need two proper bedrooms and a practical living area. If you anticipate changes, choose a plan that can flex without constant renovations.

SOLANO GRAND brochure content and the final e-brochure release, as indicated on the project website, should clarify the final set of configurations. Until then, your best move is to pre-register for updates so you do not get stuck waiting when the floor plan set is refreshed.

SOLANO GRAND pricing: how to interpret "indicative" numbers

The project pages mention SOLANO GRAND pricing in the context of pre-launch materials, including indicative pricing. At this stage, without any specific numbers in the verified facts provided, the right approach is to treat

pricing signals as directional, not final.

Indicative pricing is still useful. It tells you a baseline of where the project team expects affordability to sit for the EC category and the unit mix they plan to offer. When you later see the actual price list or booking-related numbers, you can compare the delta between indicative and final.

Here is how to protect yourself during this phase:

- If you are comparing multiple new EC launches, do not compare only the “from” or “starting” figure. Compare the representative unit types that match your real-life needs.
- Ask how pricing relates to the available stacks and which floor plans have the most and least favorable positioning.
- Use the indicative pricing to plan affordability buffers, then wait for the finalized brochure details to avoid overstretching.

If you have a budget ceiling, it helps to set it early in your mind and then treat any later price confirmation as a pass or fail. Early buyers sometimes get excited by promotional language, then later discover the exact stack they want is priced beyond their plan. Priority access can help you choose earlier, but it also means you may feel pressure to decide faster, so keep [Solano Grand CDL](#) your budget discipline tight.

SOLANO GRAND showflat and booking: what early buyers can do now

The SOLANO GRAND showflat is part of the pre-launch journey, with showflat appointment registration available on the project website. The site also points to VVIP preview and a priority queue mechanism, alongside options like book appointment for SOLANO GRAND and related registration steps.

This is one of those areas where you can make your own advantage, without guessing.

When the team provides showflat appointment registration and priority queue access, it typically means the project team expects enough demand to benefit buyers who confirm interest early. Even if you are not 100 percent ready to sign, attending a showflat viewing (when available) can reduce uncertainty around finishing expectations, the “feel” of the space, and how the floor plan translates into actual sightlines.

If you have ever walked into a show unit and then realized your mental model was wrong by a wide margin, you already understand why this matters. A floor plan is a blueprint, but a showflat helps you understand proportions.

Also, take the pre-launch window to ask focused questions. You do not need to ask everything at once. You can ask about the timing of key releases, the intended brochure and floor plan updates, and how remaining units are handled during the showflat period. The project pages also indicate balance units and related pages, which suggests the project team is managing sales in phases rather than a single immediate dump of the full inventory.

SOLANO GRAND nearby amenities: the everyday checklist that changes the value

A development’s “value” is not only the unit design. It is what your day-to-day routine looks like after you move in.

From the verified project materials, the immediate draw includes shopping at Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre. For transport, Jelapang LRT and the Bukit Panjang MRT/LRT interchange area anchor commuting. For driving, KJE and BKE appear in the materials, which is relevant if you travel across Singapore frequently.

Then there is the lifestyle side. Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park show up in the project material, meaning the project team is not selling this as a purely urban, no-green corridor. If you have kids, you may also like that the project material references parks and nature spaces, because it supports a routine that is not entirely mall and MRT station hops.

For schools, the project materials mention Jurong Pioneer Junior College and GESS. School proximity can influence how long school commutes feel during peak traffic and how flexible your after-school schedule is.

The practical question to ask yourself is simple: does this set of amenities match your life today, or does it require compromise? For many buyers, the answer is not just “it is near things,” but “it is near the things we already use.” That is the kind of match that reduces regret.

Solano Grand developer and project credibility: why CDL matters for buyers

CDL’s role as the SOLANO GRAND developer is not a branding exercise. It affects how buyers expect things to be handled across the project lifecycle.

When CDL’s materials disclose details like the Senja Close site being near Jelapang LRT and the plan for about 306 units across two towers, you see the kind of specificity that usually comes from serious project planning. CDL being named as the developer on the project site, with the address and coming soon status, also aligns with how these developments typically roll out with a structured booking funnel.

If you are deciding between multiple projects, it can help to pick one or two developers you feel comfortable with and then compare projects on the details that matter to you: the exact location, the unit mix, the floor plan feel, and the clarity of pricing and brochure release.

SOLANO GRAND is currently framed as a coming soon EC with a full suite of buyer touchpoints, including the SOLANO GRAND brochure, SOLANO GRAND pricing updates, SOLANO GRAND floor plans, SOLANO GRAND showflat appointment registration, and the SOLANO GRAND contact route for booking and inquiries.

Practical next steps if you are considering SOLANO GRAND

If you are genuinely interested in SOLANO GRAND and want to move without guessing, you can follow a sensible decision flow that fits pre-launch reality.

You can treat registration as a way to get information early, while you still keep your decision criteria clear. The project pages explicitly mention showflat appointment registration, VVIP preview, and priority queue access, so there is already a process for early follow-up.

Here is a simple way to think about your next actions:

- Register interest through the SOLANO GRAND contact and showflat appointment channels so you receive the updates when the brochure and pricing release.
- Review the available SOLANO GRAND floor plans and identify which unit types match your daily living needs, not just the best-looking renders.
- Use indicative pricing to set a budget ceiling, then wait for the finalized price details before locking in your stack choice.
- If you can, attend the SOLANO GRAND VVIP preview or priority queue viewing to reduce uncertainty and compare multiple unit stacks while availability is active.

- Save time by preparing a short question set for the sales team, focusing on timeline, stock availability, and what is already confirmed in the brochure.

This approach respects the fact that SOLANO GRAND is still in pre-launch mode and keeps you from committing based on incomplete information.

Where to view SOLANO GRAND project content now

The project website includes sections for project details, pricing, floor plans, brochure materials, showflat booking, priority access or VVIP preview, balance units, image gallery, and contact.

If you are the type who likes to review visuals before you speak to anyone, the SOLANO GRAND video and SOLANO GRAND image gallery can be a helpful first pass. They usually help you form a sense of how the project is being positioned, and it makes your showflat appointment discussion more efficient because you already know what you are looking for.

When it comes to planning and decision-making, you do not need to consume everything on day one. Many buyers end up bookmarking too many pages and then losing track of which details were confirmed versus which were “coming soon.” A better tactic is to read the confirmed project context, shortlist your key unit types, then return when the SOLANO GRAND brochure and SOLANO GRAND pricing materials are updated.

Final thoughts buyers usually care about

SOLANO GRAND sits in a compelling niche. It is an EC by CDL, at Senja Close in Bukit Panjang (District 23). It is positioned as the first new EC in Bukit Panjang in close to 15 years, near Jelapang LRT and within reach of major roads via KJE and BKE. The project materials also point to established nearby shopping and schools, plus plenty of green spaces that make the area feel lived-in rather than isolated.

At the same time, because it is still coming soon, you should expect the full picture to sharpen as the e-brochure, SOLANO GRAND brochure, floor plan set, and pricing details are released. The smartest move is not to rush, but to prepare. Get onto the priority queue, consider a showflat appointment when available, and use the pre-launch resources to validate your own priorities.

If you want, tell me your preferred unit type (for example, how many bedrooms you need) and whether you drive or commute mainly by rail. I can help you map those needs against what you should look for when you review the SOLANO GRAND floor plans and the showflat stack options.