

If you have been watching the Bukit Panjang corridor for a while, you would have noticed a quiet stretch where new executive condos (ECs) simply did not show up often enough for everyone's timing. Solano Grand is one of those chances that brings the conversation back into focus, especially for buyers who want the practical rhythm of daily errands, transit convenience, and the comfort of living near established lifestyle hubs.

What makes the Solano Grand location feel particularly "real life" is that it is not pitched as far-flung convenience. It is positioned at Senja Close in Bukit Panjang, District 23, with the broader Bukit Panjang transport network and major shopping nearby. On paper, it checks a lot of boxes quickly, and in person, that matters, because you can actually measure how your weekdays will flow.

Below, I will walk through what is verified about Solano Grand's location, developer background, and what you can realistically expect at the pre-launch stage, including how to approach the showflat and VVIP preview registration when you want priority access.

Solano Grand in Bukit Panjang, at Senja Close (District 23)

Solano Grand is an upcoming 99-year leasehold executive condominium at Senja Close, Bukit Panjang, within District 23. The project's own public-facing details frame the development as a first new EC in Bukit Panjang in close to 15 years, which is meaningful for buyers who have been waiting and watching resale prices and older developments.

One point that stands out in the project information is that the estimated scale is about 300 homes, while CDL's own materials state 306 units. Since these are coming from different public-facing sets, it is reasonable to treat the unit count as "about 300 to 306 homes" until the project locks down final figures. For buyers, that difference is not just trivia, it can affect things like how the mix of unit types feel at launch, and how early availability may shape your options.

The project site also presents the address clearly as Senja Close, Bukit Panjang, Singapore, and lists CDL as the developer. That address matters because it anchors where the daily "friction" disappears or shows up. When a home is near both transit and familiar shopping, you tend to plan fewer trips, and weekends start feeling more spontaneous rather than chore-heavy.

Why the CDL profile matters for an EC buyer

Solano Grand's developer is City Developments Limited (CDL). CDL's materials on the Senja Close EC site add useful context beyond brand recognition.

CDL's own results materials say the company was the top bidder for a 109,354 sq ft site at S\$252.9 million. The same set of materials references plans for about 306 <https://solano-grand.com.sg/> units across two high-rise residential towers. That aligns closely with the public narrative that Solano Grand is positioned for scale, with two tower blocks as part of the project concept.

For buyers, the developer point is not about making assumptions of quality or timelines without evidence. It is about understanding who is behind the build and whether their stated project plan matches what is shown on public-facing materials. In this case, what you see is consistent across the verified information: 99-year leasehold EC, Senja Close location, CDL as developer, and two high-rise towers supporting roughly the mid-300s unit level depending on the exact final count.

The location payoff: near major malls and everyday amenities

When people search for a “location near major malls,” they usually mean two things. First, they want shopping that is quick to reach without making their schedule dependent on long travel time. Second, they want choices, not just one mall.

Based on the project materials, Solano Grand highlights nearby retail options including Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre. Those names matter because they are familiar anchors in the area, which reduces decision fatigue. You can run errands without needing to plan a full day trip, and you can choose different shopping styles depending on what you need.

Transport is also part of this convenience story. CDL’s and the project materials highlight Jelapang LRT, as well as the Bukit Panjang MRT/LRT interchange area. Even if you do not commute daily, transit proximity tends to affect how easy it is to meet friends, handle appointments, and keep your family’s routine flexible.

The location narrative also includes road connectivity through Kranji Expressway (KJE) and Bukit Timah Expressway (BKE). I mention this carefully, because road access plays differently for each household. If you drive sometimes, it can reduce detours on specific routes. If you do not, the more important effect is simply knowing you are not boxed into one travel pattern.

Finally, Solano Grand’s materials also point to parks and green spaces nearby, including Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park. For many EC buyers, this balance is not a luxury. It shows up in school days, evening walks, and weekend decompression, where the “distance to green” matters as much as the distance to the mall.

Transit and daily flow: Jelapang LRT and the Bukit Panjang interchange area

The project and CDL’s materials specifically state that the Senja Close EC site is near Jelapang LRT station. That is a strong practical detail because LRT convenience often becomes the default for shorter trips, especially when you want to avoid switching systems repeatedly.

Then you have the Bukit Panjang MRT/LRT interchange area highlighted in the project materials. This gives a useful “choose your route” flexibility. In real household planning, that flexibility matters because your travel patterns change over time. A parent’s commute, a teenager’s routine, and your spouse’s work location can all shift within a year or two. Having an interchange nearby can reduce the pain of re-planning everything from scratch.

From a buyer perspective, it is a good habit to think in terms of scenarios, not just morning convenience. For example, if you ever come home late, or if you sometimes travel during off-peak times, the ease of transit connections becomes more noticeable. You are not just buying a unit, you are buying the way your days will feel.

Growth of the area, but keep your expectation grounded

There is a reason people are drawn to Bukit Panjang and surrounding corridors. The mix of established residential areas, retail options, and transit infrastructure tends to support stable everyday demand. However, since this is an upcoming EC, it is still important to stay grounded.

At pre-launch or “coming soon” stages, certain details are usually still being finalized or released in phases. That is consistent with what the verified project information states: Solano Grand is presented as pre-launch/coming

soon, and it points to items like VVIP preview, showflat appointment registration, indicative pricing, floor plans, site plan, and an e-brochure to be released.

So, while the location and developer context are already in view, you should treat anything like exact configurations, unit mixes, or final pricing specifics as something you confirm through the official materials when they are released or when you view the showflat information.

Solano Grand project details you can review now

Even at the pre-launch stage, the project site is designed like it is meant for buyers who want to study before they commit. From the verified context, the public-facing website includes sections for project details, pricing, floor plans, brochure, showflat booking, priority access or VVIP preview, balance units, image gallery, and contact.

If you are comparing ECs, do not only skim the headlines. Pay attention to the structure of the information itself. For example, floor plans and site plan matter because they help you understand how the towers sit, how your living space may face external factors, and how practical layouts can be.

You can also look out for the “SOLANO GRAND brochure” and “SOLANO GRAND pricing” sections when they update. The verified context notes indicative pricing, so the number you see may not be the final figure you pay, but it gives you a baseline for planning.

If you prefer visual understanding, the site includes a “SOLANO GRAND image gallery” and a “SOLANO GRAND video” section. When you are deciding between multiple developments, visuals often help you spot things that the brochure descriptions do not capture, like how the site landscaping appears or how common spaces might be positioned relative to the towers.

And if you want to be responsive rather than reactive, the site also supports “SOLANO GRAND showflat” appointment registration, plus “book appointment for SOLANO GRAND” and priority registration options.

What to expect from the showflat and VVIP preview process

The verified information indicates Solano Grand is offering VVIP preview access, with showflat appointment registration and a priority queue concept. This matters because new ECs often attract high demand, and timing is a real factor.

From experience, the best approach is not to assume “priority” means you will automatically get your first choice unit. Priority usually improves your window. Your still-your-hands-on-the-floor plan and your ability to decide quickly. So, when you register, go in with a clear shortlist of what you can live with and what you cannot.

Here is a compact way to prepare for the appointment window, especially if you want to maximize your chances without rushing into a mismatch:

- Decide your must-haves first (unit type, preferred stacks, and budget comfort around the indicative pricing)
- Ask how the floor plans are presented in the showflat materials and whether they match the released versions on the site
- Clarify what “priority queue” means in practice for the VVIP preview timing
- Request the latest updates from the brochure or e-brochure section, since the verified context states the e-brochure is to be released
- Confirm the next steps through the “SOLANO GRAND contact” section so you do not miss follow-up updates

This is also where the “SOLANO GRAND floor plans” section is useful. Even before you step into a showflat, you can study the layout logic, then use the viewing to validate things like room proportions and natural light feel. You are trying to avoid the common regret pattern of “the brochure looked good, but the actual unit felt different.”

Nearby amenities: Hillion and Bukit Panjang Plaza as lifestyle anchors

Living near Hillion Mall and Bukit Panjang Plaza is not just about buying things. It is about having a consistent venue for the routines that repeat. When shopping is nearby, you stop waiting for special occasions to handle normal needs.

Project materials also highlight Greenridge Shopping Centre. With three shopping anchors mentioned in the verified context, you get a sense that the location is supported by more than one retail cluster, which is helpful for variety. One mall might serve a certain kind of weekend outing, while another might be your weekday route for grocery and quick errands.

For families, the “nearby amenities” story often includes schools and parks too, not only shopping. The project materials highlight Jurong Pioneer Junior College, German European School Singapore (GESS), Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park.

That mix is the sort of combination many families look for, because it reduces the need to travel far for both education and outdoor time. It also provides fallback options. If one route is busy, another green space or a different school-related schedule still works.

To keep this simple, here is what the verified project materials specifically call out around amenities and everyday convenience:

- Jelapang LRT and the Bukit Panjang MRT/LRT interchange area
- Hillion Mall and Bukit Panjang Plaza, plus Greenridge Shopping Centre
- Road connectivity through KJE and BKE
- Schools highlighted include Jurong Pioneer Junior College and German European School Singapore (GESS)
- Green spaces highlighted include Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park

Planning your search: how to compare Solano Grand without overreaching

Because Solano Grand is coming soon and pre-launch, you will likely see “indicative pricing” rather than final figures immediately. That is normal for early-stage marketing. The key is to compare using what is confirmed, and be cautious with what is not.

A practical way to do this, without getting stuck in speculation, is to anchor your evaluation around items like:

- The verified location (Senja Close, Bukit Panjang, District 23)
- The developer and project concept (CDL, two high-rise towers, 99-year leasehold)
- The immediate convenience network (LRT and MRT/LRT interchange area, plus the named malls)
- The information you can access now on the project site (SOLANO GRAND project details, SOLANO GRAND brochure, SOLANO GRAND floor plans, and SOLANO GRAND pricing sections as they update)

Once the e-brochure, floor plan versions, and pricing updates are released, you can tighten your comparison. Until then, you should treat the early numbers as budgeting signals, not final decisions.

This mindset is also useful for buyers who want to compare across districts. It is tempting to focus on the most eye-catching headline price. But in practice, the “hidden value” is often how your daily routine changes when the mall, transit, and parks are close enough that you actually use them.

SOLANO GRAND developer, floor plans, and resources to check on the official page

Since the project site includes a range of resources, you can approach your decision like a process rather than a single visit. The verified context indicates the site is meant to support that, including sections like SOLANO GRAND brochure, SOLANO GRAND pricing, SOLANO GRAND showflat, and SOLANO GRAND video and SOLANO GRAND image gallery.

If you are serious about making a timely call once units become available, keep an eye on balance units updates too. The verified context mentions “balance units” as part of the website sections. That typically becomes relevant when you want to confirm what is left closer to sales launch, because availability can shift quickly when demand is high.

Also, if you are building a support system for family members who may not be comfortable reading detailed marketing materials, the video and image gallery can be the difference between “we looked at it” and “we understood what the unit feels like.” It is not fluff. It saves time, and it reduces misunderstandings.

And of course, the site has “SOLANO GRAND contact,” which is important when you want your questions answered directly, especially around showflat registration, priority queue, or what to bring for your appointment.

Final takeaway: a Bukit Panjang EC that fits the everyday

Solano Grand’s appeal is not just that it is a new executive condo coming to Senja Close. It is the specific combination of being near Jelapang LRT, being tied into the Bukit Panjang interchange network, and being positioned alongside recognizable shopping anchors like Hillion Mall and Bukit Panjang Plaza, with Greenridge Shopping Centre also in the nearby ecosystem.

Add in CDL as the developer, with Senja Close materials describing top-bid involvement for the site and plans consistent with two high-rise towers around the 306-unit scale, and you get a development that is meant to serve a real, local demand.

If you are looking for a new exec condo in Bukit Panjang, this is the type of project where the timing of your registration matters. Use the SOLANO GRAND brochure and SOLANO GRAND floor plans resources as they update, watch for the e-brochure release, and book appointment for SOLANO GRAND early if you want to ride the priority access pathway. For buyers who prefer structure and clarity, the VVIP preview option and priority queue concept are there for a reason, so treat them as part of your decision process, not just a marketing label.

When you are ready, check the SOLANO GRAND showflat registration flow and the SOLANO GRAND contact details on the official site, then align your budget with the indicative pricing guidance before you fall in love with an apartment that is slightly out of reach. That balance is what turns a viewing into a purchase you feel good about later.