If you have been watching the executive condo landscape in the west, you would have noticed one thing pretty clearly. Bukit Panjang has not seen a fresh wave of executive condominiums for a long time. That gap is part of what makes **SOLANO GRAND** stand out, especially if you like the idea of living near greenery without giving up the conveniences of Singapore's transport network.

SOLANO GRAND is an upcoming **99-year leasehold executive condominium** at **Senja Close** in **Bukit Panjang (District 23)**. The developer is **City Developments Limited (CDL)**, and the project is positioned as a coming soon launch, with materials indicating **VVIP preview** access, **showflat appointment** registration, and **indicative pricing** along with **floor plans** and an e-brochure to be released.

What I like about this development, based on the publicly shared project positioning, is the balance it is trying to deliver. You get a "close to nature" theme through proximity to green spaces such as **Bukit Timah Nature Reserve**, while the transport picture points you toward established connectivity like **Jelapang LRT** and the **Bukit Panjang MRT/LRT interchange area**. The project materials also highlight major road links like the **Kranji Expressway (KJE)** and the **Bukit Timah Expressway (BKE)**, which matters in day to day life when errands, school pickups, and weekend plans start piling up.

Below, I'll walk through what is known from the project and development facts available, how to think about the trade-offs when you are shopping a new exec condo in Bukit Panjang, and how to move smartly with things like the SOLANO GRAND brochure, SOLANO GRAND pricing indicators, and the registration steps for SOLANO GRAND showflat access.

Why "near nature" is more than a marketing line for some buyers

There are two kinds of "close to nature" claims in property discussions. Some are purely scenic visuals, where the nearest green space is still far enough that it does not meaningfully shape your routine.

In SOLANO GRAND's case, the project materials explicitly point to **Bukit Timah Nature Reserve**, along with other nearby parks and green spaces such as **Villa Verde Park**, **Bukit Panjang Park**, and **Zhenghua Park**. That does not automatically mean every unit will have a view, but it does matter for lifestyle planning.

Here is the practical way I think about it. If you work long hours or you have children whose schedules revolve around school terms and activities, the "nearest" nature option becomes the one you actually use. You are more likely to take a short walk after dinner, go for a weekend stroll without planning too far ahead, or use a park as a low-cost mental reset.

And if you are someone who enjoys being outdoors but still wants to keep everyday commuting manageable, the fact that the same project mentions both transport nodes (like **Jelapang LRT** and the **Bukit Panjang MRT/LRT interchange area**) and major expressways (including **KJE** and **BKE**) helps frame the living experience as "connected, but not isolated."

SOLANO GRAND at a glance: new exec condo in Senja Close, District 23

Let's anchor the facts clearly before getting into buyer considerations.

- **SOLANO GRAND** is a **new exec condo at Senja Close**.
- It sits in **Bukit Panjang**, **District 23**, Singapore.

- It is **99-year leasehold**.
- The developer is **CDL**.
- The project materials describe it as the **first new executive condominium in Bukit Panjang in close to 15 years**.
- The project is presented as **coming soon**, with **VVIP preview** and **showflat appointment** registration, and public-facing pages indicating **indicative pricing** plus **floor plans** and a **e-brochure**.
- The project positioning indicates an estimated scale around **300 homes**, while CDL materials state about **306 units** across **two high-rise residential towers** (unit numbers can still change before finalization, but this gives a sense of the intended scale).

If you have been searching terms like **new exec condo in bukit Panjang**, **new exec condo in district 23**, or **new exec condo by CDL**, SOLANO GRAND is the clear match to those exact descriptions.

The CDL connection: why developer track record often affects your decision

A lot of buyers focus on the finished look, but for an executive condo purchase, the developer matters because you are tying your money to the ability to deliver, manage the construction phase, and handle how the project evolves when the launch goes from early materials to actual living.

From the verified development context, CDL's own results materials state that the Senja Close EC site was acquired through CDL being the **top bidder** for a **109,354 sq ft** site at **S$252.9 million**, and that CDL has plans for roughly **306 units** across two high-rise residential towers.

Those details are useful because they signal an intention to deliver a defined residential scale, not a vague concept. Still, it is important to treat "plans" and "materials" as guidance rather than final commitments. When projects are in the pre-launch stage, what you can confidently rely on is the framework, not the final brochure-level minutiae.

This is also why you should watch the SOLANO GRAND brochure and the released e-brochure content when it becomes available. Those documents typically translate developer intent into buyer-facing specifics like layouts, sizes, and how the site plan presents the relationship between towers, shared facilities, and open spaces.

Location reality: nature nearby, but also transport and roads within reach

If you are evaluating a **new exec condo at Senja Close**, it helps to think in layers: local mobility, regional connectivity, and how those affect your routine.

The project materials highlight:

1) **Jelapang LRT** as a nearby transport node.

2) The broader **Bukit Panjang MRT/LRT interchange area** as a key connectivity point. 3) Road connectivity through the **Kranji Expressway (KJE)** and **Bukit Timah Expressway (BKE)**.

Then on the amenity and lifestyle front, the project mentions shopping and everyday conveniences like **Hillion Mall**, **Bukit Panjang Plaza**, and **Greenridge Shopping Centre**.

This combination is often what buyers mean when they say they want "close to nature" without sacrificing practicality. In real life, you do not want your weekends to be the only time you can enjoy greenery. You want options for both: quick outdoor time and quick access to daily needs.

One trade-off to keep in mind with any EC near mature areas is that surrounding locations can already be established. That can be good, because amenities and schools tend to exist. It can also mean road rhythms and peak periods are already “normal,” not something you can influence. The project materials do not give a specific noise or traffic study in the verified context, so I would not speculate. I would simply say that buyers should factor commuting patterns into the decision, especially if you regularly travel at peak hours.

Schools and green spaces: building the daily rhythm

Families typically evaluate an EC in terms of daily rhythm, not just weekend vibes.

On the greenery side, the project materials point to **Bukit Timah Nature Reserve**, plus parks like **Villa Verde Park** and **Bukit Panjang Park** and **Zhenghua Park**. Those are the kinds of places that turn “we should go out” into something you can do spontaneously, rather than a major event.

On the education side, the project materials highlight nearby schools and education institutions including **Jurong Pioneer Junior College** and **German European School Singapore (GESS)**.

If you have children, this matters because your choice of home can quietly decide how often you can make it to school events, how comfortable mornings feel, and how realistic after school activities remain.

Again, what I would do in a serious house hunt is to match the school location with your actual schedule, not only with a rough sense of distance. The verified context confirms those schools are highlighted by the project, but it does not provide exact travel times. Travel time can vary by time of day, walking routes, and interchange connections.

So, treat the school names as a strong signal of planning alignment, and then do your own on-the-ground checks for your specific routine.

SOLANO GRAND floor plans: what you should look for before comparing units

When a project is in the “coming soon / pre-launch” stage, it is tempting to compare pricing first. I get why, because budgets push decisions.

But for executive condos, layout matters just as much as the headline number. A floor plan that feels tight in a showflat walk-through often stays tight after you move in. A layout that gives you natural light angles, practical storage, and sensible room proportions makes daily life smoother, even if it costs slightly more.

Based on the publicly shared project positioning, **SOLANO GRAND floor plans** are expected to be made available through the official channels (with pre-launch registration and later releases). When that information lands, I suggest you pay attention to a few things in a practical order:

You can tell a lot just by how the rooms “work” together. Where is the main living zone positioned relative to the windows, how is the corridor length handled, and how usable are the common areas? If you plan to host family, do you get a living and dining arrangement that does not force you into a constant shuffle of furniture?

If you plan for work from home, do you have a room or a flex space that can take a workstation without turning the home into a permanent mess?

I am being deliberately general here because the verified facts do not include specific unit sizes, configurations, or balcony dimensions. So I cannot tell you “Unit type X is best” without inventing details. What I can say is that your comparison should follow how you live, because ECs are designed to be practical homes, not display homes.

SOLANO GRAND pricing and indicative numbers: how to interpret what you see

The project pages state **indicative pricing** and registration for showflat access, but the verified context does not provide a specific price range.

That is normal for early public-facing project stages. Developers often release pricing guidance when they expect serious interest, especially when there is an element of priority access and preview sessions.

Here is the best way to approach indicative pricing without getting trapped by early estimates:

First, treat it as directional. Your final purchase price would still depend on unit selection and any confirmed details at later stages. Second, look at the overall decision framework. If the project is positioned as a "first new EC in Bukit Panjang in close to 15 years," the market interest might be higher. That means unit availability could tighten. In that situation, people sometimes rush to decide based on the first set of numbers they see.

My advice is to line up your non-negotiables first, then use the indicative pricing to check whether you can realistically land within your comfort budget.

If you are tracking **SOLANO GRAND pricing**, keep a record of what you were quoted in the official process, and compare it only after you see the full floor plan and unit options you are actually considering.

Showflat and appointment: how to book the right access

One thing the project materials emphasize is that SOLANO GRAND has a structured approach to preview access and showflat related registration.

In the verified context, there are references to:

- **SOLANO GRAND VVIP preview**
- **SOLANO GRAND priority queue**
- **SOLANO GRAND showflat**
- **book appointment for SOLANO GRAND**
- **SOLANO GRAND contact**

The presence of these terms matters because they often reflect how early buyers get viewing access. In practical terms, early sessions can be useful if you want to see layout details before the choices tighten.

If you are deciding whether to register, here is a simple way to prep for your appointment so you do not waste the visit:

- Bring the basics you are comparing, for example the unit types you want to see and the approximate budget range you are comfortable with.
- Have a short list of must-check items, like storage spots, living room practicality, and how the bedrooms feel in real proportions.
- Ask about what will be available during the showflat visit, since early marketing materials can differ from what is physically on display.
- Clarify how the priority access and preview session works, because rules can differ between VVIP preview and standard showflat viewing.

- If available, review the SOLANO GRAND brochure content ahead of time so you can spend your appointment time on decisions rather than reading.

If you do want a smooth experience, the real value comes from arriving with clarity on what you are shopping for, not just with questions about what the project is.

When you should be cautious, even if the location feels right

Not every “great location” automatically makes a great investment or a great home fit. Even without making any claims beyond the verified facts, there are a few judgment points that matter during the pre-launch stage.

First, unit count and final configurations might still shift. The project materials give an estimated scale around 300 homes, while CDL’s materials state about 306 units. That gap is not huge, but it is enough to remind you that final numbers can change as approvals and planning details get refined.

Second, any pre-launch stage means you are buying into information that can evolve. Floor plans, brochure layouts, and what is shown at preview sessions may not perfectly match the final documents you will receive later.

Third, “near nature” can mean different things to different households. Some people want long walks and scenic routes, others want daily access to a specific park. Since the verified context only confirms proximity themes and named green spaces, you should check which areas fit your actual routine.

That is not meant to dampen enthusiasm. It is simply the disciplined way to evaluate any upcoming executive condo. You are making a long-term commitment.

SOLANO GRAND developer, project details, and what to watch for next

From the verified information, SOLANO GRAND has a clear public-facing set of features and pages under its project presence, including:

- **SOLANO GRAND project details**
- **SOLANO GRAND developer**
- **SOLANO GRAND location**
- **SOLANO GRAND floor plans**
- **SOLANO GRAND brochure**
- **SOLANO GRAND pricing**
- **SOLANO GRAND showflat**
- **SOLANO GRAND VVIP preview**
- **SOLANO GRAND priority queue**
- **SOLANO GRAND nearby amenities**
- **SOLANO GRAND video**
- **SOLANO GRAND image gallery**
- **SOLANO GRAND contact**

That package reflects a typical launch sequence for an upcoming EC. The advantage for you as a buyer is that you can compare Solano Grand CDL notes across materials, especially if you are waiting for e-brochure and official floor plan releases.

If you plan to shortlist quickly, do not spread yourself too thin across too many projects. For SOLANO GRAND, the key differentiators you can anchor on are the Senja Close address, Bukit Panjang positioning, the District 23 context, and the developer identity (CDL). On top of that, you can use the named transport nodes and green spaces to align with your lifestyle priorities.

Quick decision guide for buyers considering a new EC near Bukit Timah Nature Reserve

If you are trying to decide whether SOLANO GRAND belongs in your shortlist, focus on fit rather than hype. Here is the simplest way I would frame it for a buyer who cares about both daily practicality and the outdoors.

First, confirm that the transport and amenities mentioned in the project materials align with your routine, not just your preferred destinations. Second, check whether the highlighted green spaces like Bukit Timah Nature Reserve and nearby parks match the kind of outdoor time you actually want. Third, when floor plans and the released e-brochure arrive, compare units based on how you live, not only on total size.

And if you are someone who wants structured access, register early so you can take part in the SOLANO GRAND showflat process and the SOLANO GRAND VVIP preview and priority queue options described in the project setup.

One more practical note: since this is a pre-launch phase, your best move is to keep your questions consistent. Ask the same things across your shortlisted projects: layout logic, practical storage, and how the preview and showflat access works. Consistency reduces confusion, especially when multiple launches overlap.

What I would do next if I were personally visiting for SOLANO GRAND

If I were stepping into this as a buyer today, I would treat the next few steps as a sequence, not as scattered browsing.

1. Register through the official process associated with SOLANO GRAND showflat access and appointment booking, paying attention to VVIP preview and priority queue pathways.
2. Review the SOLANO GRAND brochure and the released e-brochure details as they become available, especially for floor plans and site plan positioning.
3. Use the showflat session to validate the layout feel in person, because pre-launch materials can only tell you so much about how a home will work after furniture moves in.

That sequence helps you turn marketing content into an actual decision.

Final thoughts on SOLANO GRAND: close to nature, backed by CDL, and built for a new chapter in Bukit Panjang

SOLANO GRAND is clearly being framed as a notable entry into the Bukit Panjang executive condo market. With the Senja Close address, CDL's involvement, and a coming soon launch setup that includes VVIP preview and showflat appointment registration, it has the structure buyers expect when interest is likely to pick up.

What makes it especially compelling for the "close to nature" crowd is the way the project materials connect the home lifestyle to nearby green spaces, including **Bukit Timah Nature Reserve**, while still keeping transport and amenities in the conversation through nodes like **Jelapang LRT** and the **Bukit Panjang MRT/LRT interchange area**, plus everyday shopping spots such as **Hillion Mall**, **Bukit Panjang Plaza**, and **Greenridge Shopping Centre**.

If you are searching for a **new exec condo in Bukit Panjang**, specifically a **new exec condo at Senja Close**, or a **new exec condo in district 23** developed by **CDL**, SOLANO GRAND is one to take seriously. The next step is simple: stay ready for the SOLANO GRAND brochure release and floor plan details, then book the showflat appointment process through the official SOLANO GRAND contact and registration pathways.

Because when the real viewing happens, that is when “close to nature” becomes a daily reality, not a line on a project page.