

If you're looking at an executive condominium in the Bukit Panjang area, SOLANO GRAND at Senja Close is one of the few recent, credible mentions that has made people pay attention. This is an upcoming 99-year leasehold EC by City Developments Limited (CDL), positioned in District 23, and the project materials describe it as the first new executive condominium in Bukit Panjang in close to 15 years. For many buyers, that single line changes the feeling of the search. Instead of waiting for "next time," you start thinking about "this cycle," and whether the location fits how you actually move day to day.

Below is a location guide built around the real anchors in the project information: Senja Close, Bukit Panjang, District 23, and the transport, retail, schools, and green spaces the development itself highlights. I'll also share how to think about the trade-offs that come with any EC in a maturing town, where connectivity and daily convenience are usually the main story, rather than novelty.

Where SOLANO GRAND sits: Senja Close in Bukit Panjang

SOLANO GRAND is slated for address: Senja Close, Bukit Panjang, Singapore. The project sits within District 23, and CDL's own results materials for the Senja Close EC site position it near Jelapang LRT station. That "near Jelapang LRT" detail matters because Bukit Panjang residents typically plan around rail access first, then work outward to bus routes, the MRT/LRT interchange area, and major expressways.

Think of this location as an established pocket of Bukit Panjang, not a distant "new town fringe." You are still within a familiar ecosystem where daily errands already have options, and where most residents won't need to relearn where everything is. When a new EC comes into a mature area, the appeal often comes from practical balance: you get a newer development concept, while the neighbourhood does not feel empty or underbuilt.

Project materials also describe an estimated scale of about 300 homes, while CDL's materials state about 306 units across two high-rise residential towers. Public-facing pages reflect a pre-launch, coming soon status, with indicative information such as floor plans and e-brochure to be released. Because the unit count appears to not be fully finalized across all public-facing materials yet, it's smart to treat the "about 300 to 306" range as the most defensible planning baseline rather than a single fixed number.

Transport reality check: rail first, then expressways

When you're evaluating a new exec condo in Bukit Panjang, transport is usually the deciding factor for long-term satisfaction. SOLANO GRAND's location story leans on rail access, plus expressways that connect you beyond Bukit Panjang.

On the rail side, the project materials highlight Jelapang LRT. CDL's results materials also say the Senja Close EC site is near Jelapang LRT station. If your routine includes travelling towards the city, regional hubs, or interchange points, LRT proximity often affects how comfortably you can time your morning.

The same project information also flags the Bukit Panjang MRT/LRT interchange area. That matters because even if your exact route begins at the closest stop, you usually still rely on interchange options when plans change, traffic patterns shift, or your destination route changes over time.

On the road side, the project materials also point to the Kranji Expressway (KJE) and Bukit Timah Expressway (BKE). These expressways are the kind of "backbone connectivity" that reduces travel friction for weekend plans and after-work errands. They can also matter for families where one parent takes the car more often, or for occasional late-night travel when you don't want to wait for buses.

Here's the trade-off to keep in mind: living close to major connectivity is convenient, but it can also mean you'll evaluate what "near" means to you in practice. Some people care about the last few minutes on foot. Others care more about whether driving and parking are simple during peak hours. Since the project materials focus on connectivity anchors rather than specific walking times, you should verify the practical route distances during a visit or showflat appointment, not only from marketing text.

Nearby amenities: shopping, conveniences, and familiar daily routes

SOLANO GRAND's project materials highlight several shopping options around Bukit Panjang, including Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre. In a location guide, these names are more than a checklist. They represent the "friction reduction" that affects everyday life: where you pick up groceries, where kids spend time, where family members meet for meals, and where you can handle errands without planning a full trip.

Hillion Mall is usually the kind of destination people go to for a mix of dining and browsing. Bukit Panjang Plaza is another well-known local anchor for daily convenience. Greenridge Shopping Centre adds further options depending on what you typically buy and where you prefer to spend time.

The key point is that the project's placement in Bukit Panjang means you are not betting on "future amenities" alone. You are evaluating a new executive condominium in a town that already has shopping footprints.

Schools and learning environment: what the project highlights

For families, the schooling ecosystem can be as important as transport. SOLANO GRAND's project materials name these education options and learning-related institutions:

Jurong Pioneer Junior College, German European School Singapore (GESS), plus Villa Verde Park in the green and leisure category. The German European School Singapore (GESS) is listed in the materials as well, and that's often a point of interest for households planning long-term education pathways.

Even if you're not directly tied to every school on the list, having multiple education options nearby changes the "long runway" feeling. It also helps with everyday planning, because you can keep the commute and logistics manageable for different family schedules.

As always, I'd encourage you to treat proximity claims as a starting point and do your own check for your specific school priorities and commuting routines. Project materials highlight options, but your best path depends on how your household works.

Green spaces close enough to matter

One of the quieter benefits of Bukit Panjang living is that you're not always trapped inside a mall or a car. The project materials list several green and recreational spaces around the area, including Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park.

These names matter because they map to different types of outdoor routines. Some families use parks for weekend time and casual walks. Others prefer larger green spaces like nature reserves for longer outings. When a new condo is located near multiple green options, it gives you more flexibility for how you want to unwind, whether you're dealing with school schedules or simply want a low-effort escape on a weekday.

Again, the marketing list is not the full story. What matters is whether the green spaces fit your lifestyle. For example, if you like evening walks after work, your route comfort and lighting matter as much as the green space

name. If you like early morning runs, your timing and starting point become more important than distance.

SOLANO GRAND developer: CDL and what you can infer from the context

SOLANO GRAND is by City Developments Limited (CDL). In the verified project context, CDL's materials for the Senja Close EC site mention they were the top bidder for the 109,354 sq ft site at S\$252.9 million. Those numbers do not automatically tell you everything about the final product, but they do confirm the project's seriousness and scale, and that it is being led by a developer with established institutional capability.

CDL's results materials describe plans for about 306 units across two high-rise residential towers. For buyers, "two towers" can influence how you think about layout, orientation, and how facilities are distributed across the development. What you can't responsibly claim without seeing the detailed site plan and unit breakdown is how specific layouts will feel for different families, which is why the upcoming floor plans and site plan content are still important.

Because SOLANO GRAND is currently pre-launch / coming soon, the best approach is to stay flexible. Review what is available now on the project pages, then validate the bigger picture when the brochure, showflat details, and released pricing are ready.

Project details you should look for next (without jumping ahead)

Right now, public-facing project pages describe SOLANO GRAND as pre-launch / coming soon. They also indicate that features such as VVIP preview, showflat appointment registration, indicative pricing, floor plans, and e-brochure to be released are part of what buyers can access as the project rolls out.

This is where a lot of people either get impatient or spend too long speculating. I prefer a middle path: prepare your shortlist and set your priorities, then use each release stage as a filtering checkpoint.

When the SOLANO GRAND brochure becomes available, focus on the documents and design information that directly affect daily living, such as how the layout supports your household rhythms. When SOLANO GRAND floor plans and the site plan are shared, compare unit types by what matters to you: usable space flow, how you can arrange furniture, and whether the view or orientation matters for privacy and light.

When indicative pricing is released, treat it as guidance rather than a final commitment. Indicative numbers can help you calibrate whether the EC fits your budget range, but your final decision should align with the completed pricing package once it is officially provided in the project rollout materials.

If you're comparing SOLANO GRAND with other "new exec condo in Bukit Panjang" options, the most practical differentiation is often not just the floor plan, but what the location gives you after you move in.

SOLANO GRAND location, but also your routine

A location guide is never complete until it's tied back to routine. Senja Close in Bukit Panjang can be the right fit if your everyday travel patterns line up with the rail and road anchors emphasized in the materials.

For example, families who plan around LRT access often value living close to Jelapang LRT. People who rely on interchange routes will care about being within reach of the Bukit Panjang MRT/LRT interchange area. If you drive more than you take public transport, KJE and BKE will likely influence your decision, because they connect you to routes beyond the immediate neighbourhood.

Where buyers sometimes get stuck is focusing only on “getting there,” rather than the day-to-day experience of getting back. Morning routes can feel fast even when the return direction is slower. Weekend plans can be more important than weekday commuting. If you can, test the travel routes at different times when the project is in the running stage, not years later after you’ve committed.

How to engage: showflat, VVIP preview, and priority access

Since SOLANO GRAND is coming soon, engagement usually starts with booking or registering for updates through the project channel. The project context explicitly mentions VVIP preview and showflat appointment registration, plus priority access.

If you want a smoother path, treat these stages like a sequence:

- First, review the publicly available project materials you can access now, such as the project details and floor plans that are already listed on the pages.
- Next, register your interest for the showflat and related appointments.
- If VVIP preview or priority queue options are offered, use them if they match your timeline and your budget readiness.
- Once the SOLANO GRAND pricing becomes clearer through the official release, compare unit types against what you already mapped out for your family.

To make this practical, here are a few things I’d prepare before you book.

Quick prep before you book a SOLANO GRAND appointment

1. Decide your must-have unit criteria, at least room count and preferred layout style.
2. Check your timeline, whether you want to commit quickly once available or you prefer to wait for more confirmed information.
3. Bring the questions you truly need answered, especially around the released floor plans and any available brochures.
4. If you’re comparing with other new exec condos, write down what you will trade off, for example, location versus size versus price range.

You can also keep an eye on what the project page lists for SOLANO GRAND video, SOLANO GRAND image gallery, and SOLANO GRAND brochure. Those assets often help you spot layout details that are easy to miss when you only look at generic marketing images.

Viewing the right materials: floor plans, brochure, and site plan

People often ask for “SOLANO GRAND floor plans” as if any single image will tell the whole story. In reality, floor plans need context: which stack you’re considering, what the site plan shows about tower placement, and how the development is designed to shape daily movement.

In the available context, floor plans, e-brochure, and a site plan are mentioned as part of the project’s forthcoming release and preview content. So, during your review, focus on questions that the plan answers clearly:

Does the layout allow a comfortable everyday path, from entry to kitchen to living area, without awkward bottlenecks? Can you fit common furniture pieces without rearranging every few months? Is there flexibility for how your household might change over time?

When you see the SOLANO GRAND brochure, read it like a document that will affect your next ten years, not just the next six months. The brochure is where you'll usually find the information that turns a "nice unit" into a unit that actually supports the way you live.

SOLANO GRAND brochure, pricing, and showflat: what "coming soon" means for you

Because the project is pre-launch, it's normal for some information to be indicative or not fully released yet. The project pages mention indicative pricing and that a brochure will be released. That means you should approach budgeting with a range, not a single number, until the official pricing package is available.

This is also where patience helps. If you're too early, you may miss the clearer details that arrive right after preview stages. If you're too late, you may lose access to the unit types you want. The project context explicitly mentions registration, priority access, and VVIP preview, which suggests there will be staged opportunities to view and secure.

If you're ready to start, use the SOLANO GRAND contact pathways on the project pages to book appointment updates and to ask what's available at the current stage. It's the simplest way to avoid outdated assumptions.

What kind of buyer fits SOLANO GRAND's location and timing?

Based on the verified location anchors and the "first new EC in Bukit Panjang in close to 15 years" framing, SOLANO GRAND likely appeals to a few broad buyer profiles.

It can be a good fit for people who want a new EC in a mature neighbourhood, where everyday amenities like Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre are already established. It also suits buyers who value access to Jelapang LRT and the Bukit Panjang MRT/LRT interchange area, plus the option to drive via KJE and BKE.

And because the development is by CDL with two towers and a scale [Solano Grand E-Brochure](#) around the 300-unit mark, it's also suited to households who prefer a development that is not tiny, not a mega project either. You usually get enough scale for amenities and community feel, without the "too big to feel personal" challenge that sometimes comes with extremely large developments.

Final thoughts for your next step

SOLANO GRAND at Senja Close gives you a clean location story: Bukit Panjang, District 23, near Jelapang LRT, with the convenience of nearby shopping hubs, schools, and multiple green spaces highlighted in the project materials. It's a coming soon EC by CDL, with two high-rise towers and an estimated unit count around the 300 range.

If you're planning your move seriously, don't wait for perfect information that might not arrive until later preview stages. Instead, register your interest, track the release of the SOLANO GRAND brochure and SOLANO GRAND pricing, and use the showflat appointment process to compare SOLANO GRAND floor plans and unit fit in a way that matches how your household actually lives.

When you're ready, book appointment for SOLANO GRAND through the project registration flow. If VVIP preview and SOLANO GRAND priority queue are offered, weigh them against your timeline. Either way, the best decisions will come from matching your priorities to the confirmed details, not just the location headline.

If you want the next step, keep an eye on SOLANO GRAND video and the SOLANO GRAND image gallery as they update, then lock your questions in so your SOLANO GRAND showflat visit feels purposeful from the first minute. And if you're comparing options, remember that "new exec condo in Bukit Panjang" is a broad label, but the real differentiator is always the combination of location access, daily convenience, and the specific layout you can imagine living with.