If you have been tracking executive condominium launches in Singapore, the word "coming soon" is usually where the excitement starts and the clarity is still catching up. For **SOLANO GRAND**, the details that are publicly shared right now focus on what matters most to buyers who like to plan early: the project context, where it sits, and how to get onto the right access track while **SOLANO GRAND pricing** and **SOLANO GRAND floor plans** are being prepared for the next release wave.

This is also one of those projects that feels timely for a specific type of buyer. **SOLANO GRAND** is positioned as a new executive condominium at **Senja Close, Bukit Panjang**, in **District 23**, developed by **City Developments Limited (CDL)**. The public-facing materials describe it as pre-launch or coming soon, with **SOLANO GRAND VVIP preview**, showflat-related appointment registration, and an **e-brochure** plus floor plans and pricing set to come later.

Below is a practical, buyer-focused walkthrough of what is verified, what you can reasonably expect in the coming phase, and how to get ready so you are not scrambling when the **SOLANO GRAND showflat** and **SOLANO GRAND brochure** access opens up.

A quick snapshot of SOLANO GRAND, and why "coming soon" matters

The core verified facts are straightforward, but they shape how you should approach timing:

- **SOLANO GRAND** is an upcoming **99-year leasehold executive condominium**
- Its address is **Senja Close, Bukit Panjang, Singapore**
- It is in **District 23**
- The developer is **CDL**
- The project is described as the **first new EC in Bukit Panjang in close to 15 years**
- CDL's materials and the project site indicate an estimated scale of around **300 homes**, with CDL specifically stating **about 306 units across two high-rise residential towers**

Those numbers are the kind you notice when you are thinking long-term. A lease tenure is fixed for the project, so that is locked in. The unit count, on the other hand, influences how "tight" the supply can feel when demand spikes, especially for popular stack and layout types.

When a project is pre-launch, the most valuable advantage is often not information that everyone can read online, but access. If you are keen on a specific unit type, being early for the **SOLANO GRAND priority queue** can be the difference between getting the first meaningful view of options and getting whatever is left after the early interest settles.

That is why the "coming soon registration" concept is not just marketing language. It becomes a practical process: you line up early, you keep your contact details consistent with your intended budget, and you are ready to move quickly once the floor plan and price range details are released.

The developer behind SOLANO GRAND: CDL

It is worth paying attention to the developer not because you should assume outcomes, but because the project materials show CDL is actively presenting the site and project information in an organised way.

CDL's results materials (as captured in the verified context) state that CDL was the **top bidder** for a site of about **109,354 sq ft** at **S$252.9 million**, with plans for **about 306 units across two high-rise residential towers**. The materials also describe the EC site's proximity to the **Jelapang LRT station**.

For buyers, this matters in two practical ways.

First, it signals that the project planning is not at the "rough idea" stage. The site acquisition and the planned residential scale are already clearly outlined in the materials shared by the developer.

Second, it usually means that as pre-launch details roll out, you can expect a structured release sequence: first the project profile and location, then the showflat access and registration flow, followed by **SOLANO GRAND pricing** and the more complete set of **SOLANO GRAND floor plans**.

You do not need to treat this like a guarantee of any particular finishing standard or timeline. Still, it is reasonable to plan your decision process in the same sequence the developer's materials suggest.

Location that is specific, not generic: Senja Close and District 23

Many projects claim "convenience," but what you actually want is a location that connects you to day-to-day routes. Verified materials point to several transport and lifestyle nodes.

On the transport side, the highlighted items include:

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

On amenities, the project materials highlight:

- **Hillion Mall**
- **Bukit Panjang Plaza**
- **Greenridge Shopping Centre**

For schools and green spaces, the materials mention:

- **Jurong Pioneer Junior College**
- **German European School Singapore (GESS)**
- **Villa Verde Park**
- **Bukit Panjang Park**
- **Bukit Timah Nature Reserve**
- **Zhenghua Park**

Now, here is the trade-off that matters when you are evaluating an EC like this. A "good" location is not only about access to trains and malls. It is also about how easily you can use the same nodes repeatedly without changing your routine too much.

If you commute through Bukit Panjang and you already run errands around Hillion Mall or Bukit Panjang Plaza, a development here is less of an adjustment and more of an upgrade. On the other hand, if your work locations are consistently far beyond these corridor routes, the location still has value, but you would evaluate it more with travel time planning rather than just proximity to named malls.

A grounded approach is to think in patterns. Where do you go most days? What route do you take at peak hours? If you can map your routine onto the transport items highlighted in the materials, the rest of the decision becomes easier, because your lifestyle fit is no longer theoretical.

And for many buyers, the “new exec condo in Bukit Panjang” angle is exactly that, a place to live that is familiar while still feeling like a fresh start.

Understanding SOLANO GRAND project details before pricing drops

Right now, public-facing project pages describe the development as coming soon and pre-launch. The verified context also says the project site includes sections for:

- **SOLANO GRAND project details**
- **SOLANO GRAND pricing**
- **SOLANO GRAND floor plans**
- **SOLANO GRAND brochure**
- **SOLANO GRAND showflat** booking and appointment registration
- **SOLANO GRAND VVIP preview**
- **SOLANO GRAND priority queue**
- An **image gallery**
- **SOLANO GRAND video**
- **SOLANO GRAND contact**
- “Balance units” information (noting that availability can shift as the project progresses)

That list tells you something important about the release rhythm. When a project is in this stage, the information is typically staged, not delivered all at once.

So if you are waiting for the moment you can confidently shortlist a few units by layout and price range, that confidence comes in steps:

1. First, you confirm the project fundamentals: site address, tenure, developer, and the basic unit scale (here, around 300 homes, with CDL stating about 306 units across two towers).
2. Next, you review early materials that show layout types and indicative plans, plus the site plan and location overlays.
3. Then you validate the full **SOLANO GRAND floor plans** and the final or near-final **SOLANO GRAND pricing** once they are released for registered visitors.

The most common mistake I see with early-stage launches is treating the first set of plans like the definitive final version. That can lead to disappointment if later releases adjust internal configuration, sizes, or even what is considered the best-value unit type.

If you want to make decisions quickly when pricing and plans are released, you can still do it without forcing early information. The key is to create a short, flexible shortlist of layout preferences based on what is already available, then refine once the complete **SOLANO GRAND floor plans** and pricing details land.

What to look for in the floor plans (and how to think about trade-offs)

Even without publishing exact layout dimensions in the verified context, you can still use a disciplined way of reading floor plans once they are available. For executive condos, buyers often have similar priorities, but the “right” choice depends on how you actually live.

Here is the kind of judgment call to be ready for.

Room layout and long-term usability

A good layout is not only about how many bedrooms you get. It is about whether you can use the space in real time. Families tend to care about how bedrooms and common areas connect, where you can place study or storage, and how usable the living area feels day to day.

When pricing comes out, you may see unit types that look similar on paper but differ in usable living space or configuration. That is where stack location and corridor access can matter as well, but you only know once you see more detailed materials or the showflat.

Balcony usage and orientation

Some people want a balcony mainly for the view and ventilation, others need it for practical reasons like drying laundry or having a small outdoor setup. When the official floor plans and site context are shared, you can assess whether the balcony is a "nice-to-have" or a daily feature.

Storage and practical corners

Many buyers underestimate storage until they move in. As you review the **SOLANO GRAND floor plans** release, keep an eye on how storage is built in, whether there are utility areas, and whether the kitchen and living zones give you enough functional space.

Stack location and privacy expectations

Even if two units have similar interior layout, stack placement changes how much you hear, how private your unit feels, and how you experience natural light. When you book a visit, pay attention to the practical feel, not just the diagram.

These are not abstract points. I have seen buyers fall in love with a particular unit type based on the plan, then feel disappointed later because the stack does not match their privacy expectations. The solution is simple: shortlist layout types early, but commit only after you confirm how the unit feels from the perspective that matters to you.

This is also why showflat appointments and VVIP preview access can be valuable, because they help you check your assumptions before you lock in.

SOLANO GRAND pricing: what to expect in the coming release stage

The verified context confirms **SOLANO GRAND pricing** exists as a section on the project pages and is part of the coming information releases. It also states the project is pre-launch and described as having indicative pricing.

That combination usually means buyers will see some form of price guidance first, often described as indicative, before later refinement as the project's details become more concrete for the sales launch stage.

Because the verified context does not provide specific price numbers, it would be irresponsible to quote figures. Instead, here is how to approach pricing responsibly when you are preparing to register.

First, treat indicative pricing as a planning tool, not a contract. It helps you understand whether the project is within your budget envelope, and it helps you shortlist unit types.

Second, focus on pricing together with floor plan fit. A slightly higher price that gives you a significantly better daily experience can be a better long-term decision than choosing the lowest entry point.

Third, keep your decision process ready for “choice moments.” In many EC sales events, popular configurations attract faster interest, and the best stacks can move quickly once actual pricing is confirmed.

If **SOLANO GRAND** includes around **306 units** across two residential towers (as per CDL materials), that gives you a decent pool of choice, but it does not eliminate the reality of demand. Registration and access help, not only to see the first materials, but to be present early enough when unit selection is still flexible.

How the SOLANO GRAND showflat and registration flow can help you plan

The verified materials explicitly mention showflat appointment registration and **SOLANO GRAND VVIP preview**, along with **SOLANO GRAND priority queue** and a structure that includes an image gallery and video.

Practically, this is what a buyer should want from a registration system:

You want to be contacted when the right materials are ready. You want the appointment slots to reflect your schedule. You want clarity on what will be shown during the preview, so you can decide whether to bring family for a layout walkthrough or focus on a quick review if you are already confident.

You also want to avoid the “late awareness” problem. If you hear about the project only after pricing and floor plan details are posted publicly, you may still be able to book a visit, but you might have less influence on unit selection when it comes time to shortlist.

With that in mind, here is a short preparation checklist you can use when you register for the coming stage.

- Confirm the unit types you are likely to consider based on bedrooms and daily needs
- Prepare your financing intent and rough budget range so you can react when pricing is shared
- Have your preferred viewing schedule ready, since VVIP preview and showflat appointment slots can fill
- Bring key questions about layout usability, storage, and practical daily flow
- Keep your contact details consistent so your appointment and queue access are not delayed

This is also the point where you can decide whether you want the full showflat visit experience or you prefer to start with a preview. Either way, the best advantage comes from being organised before the release wave hits.

Who SOLANO GRAND is likely to suit, based on the verified positioning

Without inventing demographics or marketing claims, we can still infer a sensible fit from what the verified materials say about the project’s context.

This is a **new executive condominium in Bukit Panjang**, and it is described as the first new EC there in close to 15 years. That phrasing suggests a supply gap that local buyers may have been waiting to fill. If you have been renting or moving within the area because the EC options were limited, a new launch becomes meaningful.

It also makes sense for buyers who value access to both MRT/LRT and expressway connectivity, since the materials highlight **Jelapang LRT**, the **Bukit Panjang MRT/LRT interchange area**, plus **KJE** and **BKE**.

And because the materials also call out schools and green spaces such as **Jurong Pioneer Junior College**, **GESS**, **Bukit Timah Nature Reserve**, and several parks, families often see this type of environment as a long-term anchor rather than a temporary stop.

At the same time, you should be realistic. If you are extremely focused on being within walking distance of specific amenities, you will still need to validate how your daily routes feel. A project's named nearby spots are helpful indicators, but your commute and daily errand patterns are what ultimately determine whether the location supports your routine.

Nearby amenities and connectivity highlights buyers tend to ask about

When people ask me what to check first for an EC site like this, it usually comes down to transport links, daily convenience, and the "mental map" you can build from where you will spend time.

Here are the highlights explicitly mentioned in the verified project materials:

- **Jelapang LRT**
- **Bukit Panjang MRT/LRT interchange area**
- **Hilllion Mall**
- **Bukit Panjang Plaza**
- **Greenridge Shopping Centre**

You can use this as a starting point to map your routine. If these are places you already go, you can move through daily life with less adjustment. If you rarely visit them, you will still benefit from the connectivity, but your shopping and weekend patterns may differ from what the project materials emphasise.

Getting ready for the next release: brochure, video, image gallery, and contact

One of the most buyer-friendly parts of the current coming soon stage https://solano-grand.com.sg/ is that the project pages are structured around what you typically need to decide efficiently. The verified context notes the presence of:

- **SOLANO GRAND brochure** (to be released)
- **SOLANO GRAND video**
- **SOLANO GRAND image gallery**
- **SOLANO GRAND contact**
- Priority access and preview information

In practical terms, the buyer journey often goes like this. You start with the video or image gallery to understand the look and the layout types presented. Then you check the project details, site plan, and floor plan listings. Once you see enough to form a shortlist, you book your showflat appointment or register for the **SOLANO GRAND VVIP preview**.

If you are considering whether to register now versus waiting, here is a grounded way to think about it. Registration helps you stay in the loop at the moment when pricing and floor plans become clearer. If you are the kind of buyer who likes to compare unit types carefully, that early access is valuable. If you are the kind of buyer who only decides after seeing everything in full detail, registering still reduces the risk of missing early appointments when slots are limited.

Registration and appointment access: how to approach “coming soon registration” without rushing

At the moment, the verified context confirms the existence of showflat appointment registration and the registration flow for preview access. It does not state specific timelines, deadlines, or package contents, so the most sensible approach is to register with a calm, planned mindset.

You are not just signing up to be notified. You are building optionality. Optionality matters because once **SOLANO GRAND pricing** and **SOLANO GRAND floor plans** are released, you may want to move quickly.

A few practical judgment rules can keep you from making a decision you will second-guess later:

- Decide your must-haves before you see the full list of options, so you do not get distracted by a unit that is “close enough”
- Treat the first price range you see as indicative planning guidance, not final numbers, if the materials are still describing it as such
- Use the showflat to confirm lived comfort, not just to admire finishes in isolation
- Be prepared to compare at least two unit types, because first impressions can be misleading when you only see one layout

If you keep your process structured, the registration wave becomes an advantage rather than a pressure point.

Final thoughts on SOLANO GRAND pricing and floor plans, and the smart next step

Right now, the most verified and actionable information is this: **SOLANO GRAND** is coming soon, it is an EC at **Senja Close, Bukit Panjang** in **District 23**, developed by **CDL**, with the materials indicating around **300 homes**, and CDL stating **about 306 units** across **two high-rise towers**. The project pages are set up for **pricing**, **floor plans**, a **brochure**, a **showflat** journey, and access pathways like **VVIP preview** and a **priority queue**.

If you want to be in a position to choose confidently once the official details are released, your best move is to register for the coming stage access so you are not chasing information later. That is the real value of a carefully managed **book appointment for SOLANO GRAND** workflow: it gives you time to compare layouts, and it keeps your decision aligned with the moment when **SOLANO GRAND pricing** and **SOLANO GRAND floor plans** become clearer.

If you are looking for a **new exec condo in Bukit Panjang** or a compelling option near **Senja Close** for District 23, SOLANO GRAND is already presenting the key building blocks for buyers to prepare now. The next step is simply to make sure you are on the right queue, so when the **SOLANO GRAND brochure**, **pricing**, and floor plan releases are ready, you can review them promptly and book your visit without delay.