

If you are looking at new executive condos in Bukit Panjang, SOLANO GRAND is one of the names that keeps coming up in conversations. Part of the reason is simple. It is positioned at Senja Close, in District 23, and it is being positioned as an executive condo that brings residents back to the Bukit Panjang area after a long quiet stretch. Add the practical pull of nearby shopping and transport, including Greenridge Shopping Centre, and the location story becomes much more than a map pin.

Below, I'll walk through what is known for sure about SOLANO GRAND's location, the surrounding access points, and what you should consider when you are evaluating the unit options, floor plans, and the usual EC decision points like leasehold tenure and timing.

SOLANO GRAND at Senja Close, Bukit Panjang: the practical location angle

SOLANO GRAND is an upcoming 99-year leasehold executive condominium at Senja Close, Bukit Panjang, Singapore, in District 23. The developer is City Developments Limited, better known as CDL, and the project has been described as the first new EC in Bukit Panjang in close to 15 years.

In Bukit Panjang, where neighborhoods can feel different street by street, what matters most is whether your daily routes are convenient even when plans change. For example, not everyone buys groceries on the same schedule, some people drive out later for family events, and others rely on public transport for work commutes that start earlier than expected.

That is why the "near Greenridge Shopping Centre" angle is more than a marketing line. It signals that everyday essentials and casual shopping are not a long errand. When a mall is within reach, you tend to spend less time planning and more time living your routine. You can do a quick top-up run after work, send someone to pick up something small, or unwind at a familiar spot without turning it into a full afternoon.

From the project-side materials, SOLANO GRAND's nearby amenities include Greenridge Shopping Centre, along with Hillion Mall and Bukit Panjang Plaza. These are the kinds of destinations that work whether you are planning a weekly grocery run or just looking for a place to meet friends.

Why the transport picture matters: Jelapang LRT and the wider interchange area

Most executive condo buyers I meet want two things at the same time: a place that feels settled to live in and a commute that does not force you into the same route every day. The SOLANO GRAND materials highlight Jelapang LRT as a nearby transport node, and they also reference the Bukit Panjang MRT/LRT interchange area.

If you have lived in areas like Bukit Panjang before, you know the benefit of having multiple practical options. A rail connection nearby can mean different things on different days, such as when rain slows down your timing, when a bus takes longer than expected, or when you need to shift plans last minute.

The project's information also highlights major road connections, including the Kranji Expressway (KJE) and Bukit Timah Expressway (BKE). Even if you are not driving daily, knowing those expressways are part of the access picture gives you flexibility. It matters when family dynamics change, like when someone needs to travel for a medical appointment outside peak traffic times.

Shopping and lifestyle nearby: Greenridge, Hillion Mall, and Bukit Panjang Plaza

Let's zoom in on the shopping side, because this is where you feel location every single week, not just on commuting days.

SOLANO GRAND's nearby amenities include Greenridge Shopping Centre, Hillion Mall, and Bukit Panjang Plaza. These names matter because they represent day-to-day convenience rather than a once-in-a-while destination. When you are comparing new exec condo options, it helps to ask a grounded question: if you had visitors for a few hours on a weekday evening, would you have somewhere within easy reach to bring them without planning a big event?

Greenridge Shopping Centre specifically stands out because the project context places it close to the development's location story. If you have ever moved to a place where you need to travel far just to get ordinary things, you know the fatigue it creates. A nearby shopping centre can also reduce your temptation to order everything online for small purchases, especially when you want something immediately.

Hillion Mall and Bukit Panjang Plaza add another layer, giving you different options depending on what you are trying to do. Even within the same region, shoppers often prefer one place for certain errands and another for different needs. Variety makes daily life smoother.

Green spaces and schools: the other side of Bukit Panjang living

A good location does not only mean transport and shopping. It also means where you go when you want calm, and what kind of learning environment is nearby if you are planning around children.

SOLANO GRAND's materials highlight nearby schools and educational institutions including Jurong Pioneer Junior College and German European School Singapore (GESS). It also highlights green spaces such as Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park.

This matters because "close to nature" is not just a lifestyle buzzword. In real life, green spaces change how often you go out for walks, how comfortable you feel during school holiday routines, and whether you can find a quiet route without making a whole trip out of it.

When you combine that with the region's school options, the area becomes more than a residential address. It becomes a place where your routine can adapt.

SOLANO GRAND project details that affect how you evaluate the purchase

Location is only one layer. For a new executive condo, a buyer needs to evaluate the full package, including the basics that usually influence financing, planning, and long-term comfort.

Here are the verified points that shape the decision frame for SOLANO GRAND:

- it is an upcoming 99-year leasehold executive condominium
- it is at Senja Close, Bukit Panjang, Singapore in District 23
- the developer is City Developments Limited (CDL)
- CDL's own materials state the Senja Close EC site is near Jelapang LRT station
- CDL also disclosed it was the top bidder for the 109,354 sq ft site at S\$252.9 million

- CDL materials indicate plans for about 306 units across two high-rise residential towers
- the project site states an estimated scale of about 300 homes, so the unit count may not be fully finalized in public-facing materials

If you are trying to decide whether SOLANO GRAND fits your needs, those points translate into a practical approach. A two-tower plan can influence how residents distribute across common areas, while the actual unit mix can affect how busy certain facilities might feel during peak times, but those are questions you can only answer once you see the floor plans and confirm the details.

At the same time, it is worth remembering that the project is pre-launch or coming soon from public-facing pages. That means you will likely be relying on the brochure, floor plan releases, indicative [Browse this site](#) pricing, and the showflat materials as they become available. If you are serious, the most efficient path is to move quickly once showflat appointments and the priority access flow are open.

SOLANO GRAND floor plans: what to study before you fall in love with the concept

The SOLANO GRAND project pages include SOLANO GRAND floor plans and a site plan, with an e-brochure to be released and indicative pricing available in some form during the pre-launch stage.

Since we cannot safely assume unit sizes or specific layout specs beyond what is publicly shown, the practical move is to review the floor plans with a “lived-in” lens, not a “show apartment” lens. Many EC buyers focus on the number of bedrooms and whether there is a balcony, but the day-to-day reality often comes down to how the space supports routine.

For example, take a careful look at these layout points when you review SOLANO GRAND floor plans:

- 1) how the living and dining space connects to the kitchen
- 2) how the bedrooms align with morning light needs
- 3) whether the corridor design makes the home feel efficient rather than narrow
- 4) what the storage situation looks like for your actual household items

Because the project is still coming, the “right” unit may not be the one that looks best on the first viewing. It is the one that fits your habits. If you have ever moved into a place where furniture does not quite match the space you thought you had, you learn this lesson quickly.

Pricing and indicative pricing: how to evaluate without getting stuck

SOLANO GRAND pricing is presented as indicative on public-facing project pages during the pre-launch/coming soon phase. That is helpful because it gives early buyers a baseline to work with, but indicative numbers also come with uncertainty.

In practice, I suggest treating early pricing as a budgeting anchor, not a final contract value. If the indicative range you see sits comfortably within your financing plan, you can use the time before launch to firm up paperwork and household priorities. If the indicative range stretches your budget, it may still be worth booking a showflat appointment to confirm what is actually available at the time, because unit mix can shape what you are able to select.

Also, remember that an EC purchase is usually tied to eligibility and planning considerations. Even when you feel ready, it is smart to verify your timelines and requirements through the right channels before committing.

The SOLANO GRAND developer factor: what CDL's involvement implies for expectations

Since SOLANO GRAND developer details include CDL as the developer, you can anchor your expectations around a track record of delivering residential projects at scale. That said, you still need to evaluate what matters for you, not just the brand name.

CDL's materials are clear about the site acquisition and how the project is planned, including the reference to about 306 units across two high-rise residential towers. That helps you understand that this is a substantial development, not a small niche project.

When a project is large, it can mean that the buyer experience during pre-launch and showflat phases is also structured, with flows such as VVIP previews and priority access. Those are not guarantees of best pricing or best units, but they often shape the pace at which selection happens.

SOLANO GRAND brochure, video, and image gallery: use them like a checklist, not entertainment

The project site includes sections for SOLANO GRAND brochure, SOLANO GRAND video, SOLANO GRAND image gallery, and contact details.

I'll be honest about how most people fall into this. They look at photos and think the atmosphere will feel exactly the same inside the unit. Sometimes it does, but often it does not, because lighting, layout proportions, and even the direction the unit faces can shift how spacious or cosy a home feels.

Use the brochure and visual materials as a guided checklist instead. Look for:

- whether the common area visuals match what you can tolerate in terms of density and flow
- how the tower placement might affect how the estate feels
- whether the site plan suggests easy movement between key points

A quick rule I use with buyers is this: if you cannot picture your own furniture in the unit after 10 minutes with the floor plan, it is too soon to commit based on visuals alone.

How to get the most out of the showflat and appointment system

SOLANO GRAND showflat booking and appointment registration are available on the project site during the pre-launch or coming soon phase. There is also a mention of VVIP preview and a priority queue flow, plus options to book appointments and register interest.

If you plan to book, you want to be ready. Showflat visits are most productive when you bring your questions and your decision criteria, not just your curiosity.

Here is a practical way to approach SOLANO GRAND showflat booking so you do not waste time once you reach the sales gallery:

- Prepare a short list of "must-haves" based on your routine, like room layout and storage needs
- Bring your budget comfort range, based on the indicative pricing you have seen so far
- Ask specifically what information is confirmed during this pre-launch stage, and what is still pending
- Confirm how priority queue or SOLANO GRAND VVIP preview access works for the units you want

If there is a balance units section on the site, use it too, because it can hint at whether you are likely to face fewer choices later. At the same time, do not overread it. Public-facing “coming soon” pages can lag behind internal updates.

Priority queue and VVIP preview: what to expect emotionally and practically

The presence of a SOLANO GRAND priority queue and SOLANO GRAND VVIP preview is a signal that there will be staged access. From a buyer’s perspective, staged access can be helpful because it may reduce competition for a short window.

But it can also create pressure, especially if you feel you must decide immediately. A healthy approach is to treat the first visit as a fact-finding mission. Collect the final details you need for your budget and layout preferences, then decide.

If you are relocating from elsewhere, time matters, so I understand the urgency. Still, I have seen many people regret rushing the one decision that affects daily life for years. You can be excited about a SOLANO GRAND showflat while staying disciplined about the fundamentals: layout, practicality, eligibility planning, and how comfortable the total cost feels.

Nearby amenities recap: the “green ridge” convenience plus a wider network

To make the location story easier to keep in your head, here is a quick consolidation of what the SOLANO GRAND materials highlight around the site.

- Jelapang LRT
- Bukit Panjang MRT/LRT interchange area
- Kranji Expressway (KJE) and Bukit Timah Expressway (BKE)
- Greenridge Shopping Centre

Alongside that, the project materials also point to Hillion Mall and Bukit Panjang Plaza, plus schools and green spaces that support a more balanced daily routine.

This mix is the real value. You get both, the errands network and the commute network, plus lifestyle pockets.

Planning your move: timelines, pre-launch uncertainty, and what you should verify

Because the project is pre-launch or coming soon, you will likely be in a period where some details are confirmed while others remain to be released. That does not mean it is risky by default. It means you should adjust your decision workflow.

The best strategy I have seen for buyers in this stage is to segment your decision:

First, decide whether the location and the concept work for your routine. Senja Close, Bukit Panjang gives you access to Jelapang LRT and nearby shopping including Greenridge Shopping Centre, plus a broader set of amenities and green spaces.

Second, decide whether the available layout options match your household needs once SOLANO GRAND floor plans and the final mix are shown. At this point, you can only judge based on the layouts that are actually presented.

Third, decide whether the indicative pricing and unit availability fit your financing and eligibility plan. Then, when you book a SOLANO GRAND showflat appointment, you use the visit to validate the details that matter most to you, rather than to hunt for new reasons to like the project.

Getting in touch: the simplest next step if you want SOLANO GRAND updates

If you want the SOLANO GRAND contact route, the project website includes contact information and pathways for registration. The site also supports actions like booking appointment for SOLANO GRAND, viewing SOLANO GRAND video, and checking the image gallery and brochure section as they are released.

If you are the type who likes to compare rather than commit quickly, keep your registration handy so you can get updates as SOLANO GRAND pricing changes from indicative to more specific releases and as floor plan options are confirmed.

The best part about acting early is not that you automatically get the “best unit.” It is that you give yourself enough time to read the floor plans carefully, ask the right questions, and make a decision you can live with.

Final thoughts on SOLANO GRAND’s location near Greenridge Shopping Centre

SOLANO GRAND is positioned with a clear geographic story: Senja Close, Bukit Panjang, District 23, nearby Jelapang LRT, and a shopping mix that includes Greenridge Shopping Centre. Add in the highlighted schools and green spaces, and you get a neighborhood package that supports daily life instead of just weekend plans.

If you are considering a new exec condo in Bukit Panjang, this is exactly the kind of project where you should spend your time on the right questions: the floor plan fit, the confirmed unit availability once the showflat phase opens, and whether the indicative pricing leaves enough breathing room for your personal budget and timelines.

When you are ready, book the SOLANO GRAND showflat appointment, ask for what is confirmed in this pre-launch stage, and let the details guide you. The location is already doing its job, now it is about finding the unit that matches how you actually live.