

If you have been keeping an eye on new executive condominium launches in Bukit Panjang, SOLANO GRAND is the one that keeps surfacing in conversations. It is an upcoming 99-year leasehold executive condo by CDL at Senja Close, Bukit Panjang, in District 23. What makes it especially relevant is not just the location, it is the timing and the scale. CDL and the project site both position it as the first new EC in Bukit Panjang in close to 15 years, and public-facing materials describe an estimated development scale of about 300 homes, with CDL's own materials indicating plans for about 306 units across two high-rise residential towers.

Right now, SOLANO GRAND sits in the "pre-launch / coming soon" phase. That means the usual items are being readied for public viewing, and you can already see the structure of what will be shared next: project details, indicative pricing, the e-brochure, showflat appointment registration, and floor plans content that will be unveiled as the preview progresses. If you are trying to shortlist units early, the most practical move is to plan your questions now, before the selection pressure kicks in during a VVIP preview or showflat session.

This guide is written for that exact moment. Think of it as a calm walk-through of what matters in the SOLANO GRAND floor plans preview, how to interpret what is already confirmed, and how to prepare so you can act quickly when the layouts go live.

What SOLANO GRAND is, based on the confirmed essentials

Let's ground expectations first, because it is easy for hype to blur the basics. From the project information that has been publicly shared, SOLANO GRAND is:

- A 99-year leasehold executive condominium (EC)
- Located at Senja Close, Bukit Panjang, Singapore
- In District 23
- Developed by City Developments Limited (CDL)
- Positioned as coming soon, with VVIP preview and showflat booking mechanisms

CDL's own materials also add useful context about the site and the planned form of the development. CDL's results materials state that CDL was the top bidder for the Senja Close EC site. They also mention plans for about 306 units across two high-rise residential towers. On the project site, the estimated scale is about 300 homes. That small difference is not unusual at the pre-launch stage, and it usually points to the reality that unit count can be refined as design and configurations are finalized. What matters for buyers is that the "two towers" concept and the general scale are consistent.

Another confirmed positioning point that affects how you think about future demand is the claim of being the first new EC in Bukit Panjang in close to 15 years. Even if you do not personally feel "historical scarcity," market behavior often does. When an area goes a long time without a similar launch, the next one tends to draw a broader pool of buyers, including those who originally waited or who previously bought resale and are now looking for a fresh EC option.

Why floor plans are the real decision moment

At pre-launch stage, there is plenty to explore: SOLANO GRAND project details, the SOLANO GRAND brochure when it is released, SOLANO GRAND pricing when the indicative ranges are updated, plus the SOLANO GRAND showflat registration process. There are also likely to be visual materials such as SOLANO GRAND video, SOLANO GRAND image gallery, and floor plan pages on the project site.

But floor plans are where you translate marketing claims into day-to-day living. The same “size” can feel completely different depending on:

- how the living area relates to the kitchen and service yard
- whether bedrooms feel proportionate for real furniture
- how corridors affect usable space
- the way light and airflow move through the unit
- and how practical the layout is for your routine, not just showflat staging

A lot of buyers learn this the hard way, after they have already narrowed down to a few units. Once you see the actual layouts, you may realize that your preferred option is not just about the number of rooms. It can come down to the awkwardness of one doorway location, or whether a bedroom can comfortably fit a queen bed and wardrobe without making the room feel like storage.

Since SOLANO GRAND is positioned as coming soon, now is the best time to build a personal “layout filter” so you are not making decisions under time pressure later. You can do that without seeing every unit yet, by deciding what matters most to you and how you will verify it when the SOLANO GRAND floor plans preview is released.

How SOLANO GRAND’s location influences what layouts should feel like

Location will not change the internal layout, but it affects what you will notice when you live there. The confirmed transport and amenity highlights for the area are fairly clear in the project materials.

On transport, the materials highlight the Jelapang LRT, and they also call out the Bukit Panjang MRT/LRT interchange area. They additionally reference the Kranji Expressway (KJE) and Bukit Timah Expressway (BKE). When a development is near multiple transport nodes, the buyer experience often shifts from “commute is a task” to “commute is a fixed routine.” That makes the home feel like your reset point more often, so the layout’s comfort matters more than you might expect.

On amenities, the project materials highlight Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre. If you are the type who runs errands during off-peak hours, you will likely appreciate a home that supports frequent short trips. That can translate into being more sensitive about practical space for daily items, the placement of common areas for relaxing after errands, and whether the unit feels easy to maintain.

There are also green spaces and schools listed in the materials, including Jurong Pioneer Junior College, German European School Singapore (GESS), Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve, and Zhenghua Park. When a home sits near green and school ecosystems, family buyers tend to plan for both present needs and near-term changes. A layout that works for a couple might not work as comfortably if you add a child’s study routine, frequent school bag storage, or a second home workstation later.

So when the SOLANO GRAND floor plans preview goes live, it is helpful to read the layouts with these “lifestyle lenses” in mind. You will move faster, and you will ask smarter questions at the SOLANO GRAND showflat.

The pre-launch flow you should expect: VVIP preview, queue, and showflat booking

The project site messaging includes VVIP preview, showflat appointment registration, and a priority access/VVIP preview style experience. Even without guessing internal timelines, you can still prepare for the typical flow:

interest gathers quickly, and earlier access often helps buyers compare more options before inventory narrows.

If you plan to book a SOLANO GRAND appointment for SOLANO GRAND, here is a practical way to approach it without getting tangled:

- Register through the showflat booking mechanism or the contact route indicated on the project site as soon as you are ready to commit time.
- Prepare your eligibility and constraints in advance, so you do not waste the appointment clarifying basics.
- Decide on your non-negotiables before you step in, because showflat decisions can get emotional.
- Bring a shortlist of questions about unit configurations, facing considerations, and layout practicality.
- Use the SOLANO GRAND video and image gallery content to set expectations, then rely on the floor plans preview for actual comparisons.

This is not about rushing. It is about controlling what you can control. The moment you can compare layouts side by side, you will likely find that your preferences shift slightly, and that is normal. People change their minds when they see real spatial relationships.

How to interpret “two high-rise towers” when you only have floor plans (for now)

One confirmed design element in the materials is that there will be two high-rise residential towers. Even before you know the exact unit mix and stack numbers, this matters for the way you evaluate layouts.

In many EC and condo developments, each tower may have different views or internal circulation paths, depending on how cores and vertical stacks are arranged. That means the same unit type on paper can feel different in reality. When the SOLANO GRAND floor plans preview is released, you will want to focus on three things:

First, where the main living area sits relative to the window line and balcony or window openings. Second, how bedrooms line up, including whether a bedroom is likely to receive direct daylight or mostly indirect light. Third, how privacy works. A plan that looks fine on a PDF can feel less comfortable if bedrooms share a layout that puts your headboard too close to shared corridors or if common corridor sightlines are awkward.

It is worth being slightly skeptical of a “looks good at showflat scale” impression. Showflats are designed to persuade. Floor plans help you test practicality, and the best decisions usually come from reading the plan like you would read your own furniture inventory.

What you can do now while waiting for more layouts

Since SOLANO GRAND is coming soon, some specifics like the full e-brochure content and the finalized presentation of floor plan pages may be released as the pre-launch proceeds. Public-facing sections mention an e-brochure and floor plans, but you should treat “preview” content as a starting point, not the last word.

Here is a simple method I have used when buyers are excited but not yet fully informed: create a “layout decision grid” in your notes app. You do not need to fill everything now. You just set the headings that will matter when the SOLANO GRAND floor plans are posted clearly.

To keep it practical, your grid can revolve around:

1) How the living area connects to the kitchen and how that impacts daily use

2) Whether there is clear space for a dining table size you actually own or plan to buy 3) How bedrooms can be arranged for your lifestyle, including storage 4) Whether bathrooms and service areas look convenient rather than cramped 5) Whether the overall unit feels balanced, not just spacious on the measurement

When the SOLANO GRAND brochure and e-brochure arrive, you can map each layout quickly. When you step into the showflat later, you can verify the “intangibles” like door swing, ceiling height feel, and the actual depth of built-in spaces.

The nearby amenities story, and how it impacts unit preference

It may sound strange to talk about malls in a floor plan article, but in buyer behavior, nearby amenities shape what you prioritize inside the unit.

Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre are highlighted in the project materials. If you commonly meet friends there, you might prioritize a living room that works for hosting. If you prefer to go home and immediately unwind, you might value quieter bedroom placement and better separation between social and private zones.

Similarly, the transport links can shape how you think about “morning workflow.” If the Jelapang LRT and the Bukit Panjang MRT/LRT interchange area are part of your routine, you may prefer a unit where mornings do not bottleneck. Layouts that keep a clear path from bedrooms to the kitchen and bathrooms tend to reduce friction, even if the unit is compact.

The green spaces and schooling nearby also influence how buyers think about long-term fit. A home that can support a homework desk, a small study corner, or a future second workstation often becomes the more sustainable choice, even when the initial “wow factor” is the first thing you notice in the brochure.

Floor plan preview expectations: what to look for, beyond the room count

When SOLANO GRAND floor plans are displayed, it is tempting to compare unit types like a simple equation: bigger rooms, better deal. That is how buyers end up regretting choices later. Instead, focus on how the unit is assembled.

When reviewing SOLANO GRAND floor plans preview materials, pay attention to:

- how the kitchen works in real life, especially if you cook frequently
- whether the living area can handle both casual seating and dining without feeling crowded
- the usable character of corridors and transitions, since they often get underappreciated
- where storage is placed and how easy it is to reach daily
- the balance between private zones, especially for families or multi-generational households

A bedroom that looks “wide enough” on a plan can still feel tight if the layout forces furniture too close to the door or if wardrobes take away practical wall length. Conversely, some plans that look slightly smaller can feel calmer and more functional due to smarter geometry.

Where “pricing” fits into the floor plan conversation

The project site indicates SOLANO GRAND pricing will be provided as part of the pre-launch materials, described as indicative. Until final details are confirmed and published, you should treat indicative pricing as directional

rather than final.

In practice, pricing affects floor plan decisions in a very specific way. Buyers often assume a unit with the same room count but different internal geometry should cost proportionally more or less. Sometimes that is true, sometimes it is not. Developers may price based on views, stack levels, supply, and how desirable certain configurations are.

So when the SOLANO GRAND brochure and pricing details are clearer, do not just match the unit type you like. Match it against what you are paying for in terms of livability. If one unit costs more but offers a better room proportion, a more convenient kitchen arrangement, or stronger privacy, it might be worth it even if it appears less “spacious” in raw measurements.

How to use showflat access to test what the floor plans can miss

Even the best floor plan analysis cannot fully replace a showflat visit. The good news is that SOLANO GRAND is set up for that process, with showflat appointment registration and a <https://solano-grand.com.sg/VVIP> preview pathway described in the project flow.

When you go, your goal should not be to “fall in love.” Your goal should be to verify your shortlist. A showflat is where you check:

- how doors and movement paths feel when furniture is present
- whether the balcony or window openings actually provide the openness you expected
- whether bedrooms feel proportionate when you stand inside, not just when you look at drawings
- whether storage built-ins match what you need day to day

If you only visit once, make it count. It helps to bring your shortlist based on what the SOLANO GRAND floor plans preview shows, then use the showflat to confirm the details that are hard to see in a PDF.

A quick shortlist strategy for buyers who want to move fast later

The pre-launch stage is a sweet spot, because you can plan your decision system. Then, when inventory tightens, you will not scramble.

Here is a short method, designed for people who do not want to overthink but also do not want to regret:

1. Pick the unit types you can live with, based on your room use and privacy needs
2. Narrow further based on how the living area and kitchen flow on the floor plan
3. Watch for stack and facing differences once they are shown clearly in materials
4. Compare only against what you can realistically afford, using the indicative pricing info when it appears
5. Book the SOLANO GRAND showflat appointment for SOLANO GRAND with a firm shortlist ready

This kind of approach tends to reduce buyer fatigue. Instead of chasing every update, you track only what changes your final decision.

SOLANO GRAND brochure, video, and image gallery: how to use them without getting distracted

Public-facing project pages often include SOLANO GRAND video and an SOLANO GRAND image gallery, along with an SOLANO GRAND brochure and sections for project details, floor plans, showflat booking, and contact.

These materials can be genuinely helpful, as long as you use them for the right purpose.

Use video and images to understand the “feel” of the development concept, the general environment, and how marketing teams stage living spaces. Use floor plans to understand geometry, function, and practicality. Use pricing to confirm whether your favorite layouts are viable. That separation is what keeps you from paying extra for aesthetic appeal when the unit’s day-to-day function is not as strong as you want.

Getting ready to book: priority access and contact

The project mentions SOLANO GRAND priority queue and VVIP preview access, along with SOLANO GRAND contact and showflat booking registration. If you are seriously considering an executive condo purchase, the best time to organize your next step is when you already know what you want to confirm at the appointment.

If you are the type who likes to ask direct questions, go in ready. Ask about the floor plan configurations you are considering, how the layouts differ across stacks and towers, and what exact materials will be available during preview sessions. Even if you are not ready to sign immediately, a good appointment helps you avoid misunderstandings later.

And if you are browsing from a distance, keep an eye on updates that describe the release timing for floor plans and e-brochure materials. The most practical advantage of early access is not just seeing the layouts first, it is having the headspace to compare them properly.

What to expect from the SOLANO GRAND floor plans preview next

Based on the confirmed project status, SOLANO GRAND is moving through the early sharing stage. The project site indicates that floor plans, indicative pricing, and the e-brochure are part of what will be rolled out as the launch approaches, alongside VVIP preview and showflat appointments.

When the floor plans are published clearly, you will likely find that the true differences between unit types come down to the details, not the headline room count. That is where buyers who have pre-planned their checklist tend to win. They spot functional advantages quickly, and they avoid being swayed by staging.

If you want to be ready, the simplest move is to keep your shortlist conceptually open but decision-ready. You already know the confirmed fundamentals: it is an EC by CDL, at Senja Close, Bukit Panjang, District 23, with two towers and plans around roughly 300 to 306 homes. What will make the next phase exciting is seeing how the layouts are actually designed, and how your daily routine fits those spaces.

When you are ready, book your SOLANO GRAND showflat appointment, ask the questions that matter to your lifestyle, and compare units based on how they work, not only how they look. The floor plan preview is the point where a project becomes real, and SOLANO GRAND is shaping up to be one of those launches where being prepared gives you real leverage.