

If you have been keeping an eye on Bukit Panjang for a new executive condominium (EC), Solano Grand is the kind of project that turns “maybe later” into “I should look properly first.” This is an upcoming 99-year leasehold executive condo at **Senja Close, Bukit Panjang**, in **District 23**, developed by **City Developments Limited (CDL)**. The project is positioned as a **VVIP preview / priority viewing** experience, with **showflat appointment registration** and **e-brochure, pricing, and floor plans** scheduled for release via the project’s public channels.

What makes the timing feel especially interesting is that CDL and the project site describe **Solano Grand as the first new EC in Bukit Panjang in close to 15 years**. Even if you are not hunting for a home immediately, that gap usually means demand tends to consolidate when something fresh finally comes along.

Below is what you can expect from the Solano Grand VVIP preview, how to book your appointment for priority viewing, and what to pay attention to when you start comparing floor plans, location advantages, and the kind of lifestyle you might actually get day to day.

Why Solano Grand’s VVIP preview matters (beyond the hype)

A preview is not just a marketing moment. In practice, it shapes how prepared you feel when you are eventually ready to decide. With an EC like Solano Grand, buyers often want to do more than skim a brochure, because the details matter when you are thinking about real use, not just show unit aesthetics.

During a **SOLANO GRAND VVIP preview**, the goal is usually straightforward: give serious buyers earlier access, allow you to view available materials such as indicative pricing and floor plans, and let you ask questions while the sales team is still in “pre-launch” mode. When projects are **pre-launch / coming soon**, the information flow can be uneven. The preview helps you narrow that gap and start building a decision based on what is currently available, rather than waiting and guessing.

Also, priority access matters because there is a difference between “I saw it once” and “I understood the layout.” When you are comparing options, small things can swing your preference: the placement of the living area, the efficiency of the corridor, how daylight lands across rooms in the daytime, or how a balcony connects to the rest of the home. A priority queue is one way to get your viewing done early, when you can still ask the questions you care about and receive consistent answers.

Confirming the basics: Solano Grand at Senja Close, Bukit Panjang

Here’s what is clearly stated in the verified information, without adding assumptions.

Solano Grand is an **upcoming 99-year leasehold executive condominium** located at **Senja Close, Bukit Panjang, Singapore**, in **District 23**. The developer is **CDL**. The project materials and public-facing pages also describe it as **coming soon / pre-launch**, and they include sections for **project details, pricing, floor plans, brochure**, and **showflat booking / appointment registration**.

On the scale, the project site identifies the estimated size as about **300 homes**, while CDL’s materials state **306 units**. That small difference is normal in public-facing materials during early stages, but it does tell you that unit count is still being finalized on how it is represented publicly.

If you are the type who prefers context rather than only numbers, it can help to know that CDL’s materials describe the site as **109,354 sq ft**, with CDL being the **top bidder at S\$252.9 million**, and the plan being for **around 306 units across two high-rise residential towers**. Those details often translate into what buyers see

later: tower-based living, a mix of unit types, and a general density profile typical of an EC development of this size.

Booking for SOLANO GRAND VVIP preview: how priority queue access usually works

The simplest way to think about the booking flow is this: VVIP preview and showflat access are handled through **appointment registration**, where early bookings are managed through a **priority queue**. Your aim is to lock in a slot while availability is still good.

From the project materials, the VVIP preview and showflat experience are supported by a structure that includes:

- **Priority access / VVIP preview** registration
- **Showflat appointment** booking
- Availability of **indicative pricing** and **floor plans** via the project pages as information is released
- Access to the **e-brochure** and later **image gallery** updates
- A **contact** section for enquiries

Because the project is described as coming soon, you should avoid assuming the exact appointment dates are already fixed far in advance. Instead, treat the priority queue as your best lever: book early, and you reduce the chance of delays caused by limited slots.

If you have never booked showflat appointments for a pre-launch EC before, the practical mindset is to move quickly once you are ready. The “research phase” can take weeks, but the appointment window is usually measured in days or a few weeks, not months.

A quick booking readiness checklist (so you do not stall at the form)

Before you tap “book appointment for SOLANO GRAND” solano-grand.com.sg or submit your VVIP preview request, gather the essentials. You will typically be asked to provide basic contact and enquiry details, and being prepared keeps the process smooth.

- Have your preferred contact number and email ready
- Decide which unit types you want to focus on (based on family size or layout needs)
- Be ready to share your interest level, so your appointment can be routed correctly
- Prepare questions about SOLANO GRAND floor plans and the timeline for e-brochure release
- If you have constraints (timing for visiting, financing readiness), note them upfront

This kind of preparation sounds small, but it often determines whether your viewing becomes a productive session or a rushed one.

Solano Grand location reality check: Senja Close with major connectivity nearby

Location is where many buyers either get excited or quietly disappointed, depending on expectations. With Solano Grand, the verified information highlights transport links and expressways that matter for day-to-day movement.

The project materials highlight proximity to **Jelapang LRT station** and the **Bukit Panjang MRT/LRT interchange area**. They also point to access via **Kranji Expressway (KJE)** and **Bukit Timah Expressway (BKE)**.

Rather than imagining perfect travel times, think about what these connections enable:

- LRT access through **Jelapang** supports routine commutes and cross-network trips
- The **Bukit Panjang MRT/LRT interchange** helps if you need broader rail coverage
- The expressways (**KJE** and **BKE**) are useful for car-based trips, especially when your schedule does not align neatly with rail timing

For many EC buyers, the commute pattern is not purely one-direction. Some days you will go into town, other days you will swing to work locations in different parts of Singapore. Having both rail access and major expressway links gives you options, and options reduce stress.

Nearby amenities you can actually use

Solano Grand's project materials also highlight nearby shopping options, including:

Hillion Mall, Bukit Panjang Plaza, and Greenridge Shopping Centre.

That matters because "nearby amenities" is only useful if it fits the patterns you already have. Most families rotate between similar categories: groceries, casual dining, weekend errands, and quick necessities after work. When the project materials include multiple mall options within the Bukit Panjang area, it usually means you can spread your lifestyle rather than being dependent on one single mall.

And amenities are not only shopping. The materials also point to schools and green spaces, which tends to affect daily life in a more consistent way than a once-a-week outing.

Schools and green spaces: where the daily benefits show up

If you have kids, the school area is often the first thing you check after transport. The verified information lists nearby education and recreation highlights, including:

Jurong Pioneer Junior College, German European School Singapore (GESS), and parks such as **Villa Verde Park, Bukit Panjang Park, Bukit Timah Nature Reserve,** and **Zhenghua Park.**

A key practical point: parks and nature areas are not only for weekend visits. They change the "feel" of the surrounding environment, provide walking routes, and sometimes influence how you think about living space size. If green space is nearby, buyers often find they use balconies and living areas more intentionally, because there is a pleasant backdrop rather than only a view of hard surfaces.

Also, when you bring a child for viewing, you learn quickly whether the project's surroundings support your family's rhythm. Even one or two stops near the area can give you more confidence than reading about it alone.

What to look for during the SOLANO GRAND showflat and preview materials

When people book a **SOLANO GRAND showflat** or attend the **SOLANO GRAND video** session (if available through the project materials), they often focus on the final aesthetic. That is natural, but it can distract you from the factors that affect you long after the photos fade.

Here is what I would pay attention to, based on how EC showflats and floor plan reviews usually work in practice.

Floor plans you can live with, not only love

Solano Grand's public pages mention **SOLANO GRAND floor plans**, and the VVIP preview process is designed to let you review what is available at the time. When you look at layouts, compare how space is used across daily routines:

- Where do you place shoes and bags in real life, not just in the brochure?
- How does the kitchen work when you are cooking and someone is in the dining area?
- If you work from home part-time, does the living area flow accommodate that, or does it force you into a corner?

Even within similar unit sizes, these details can differ based on the design choices that determine movement between rooms.

Balance of bedrooms for your actual future

An EC is often purchased with long-term planning in mind. If you plan to grow into the home, it helps to evaluate which rooms feel flexible. For example, one bedroom might become an office, a guest room, or a study space. During the preview, ask how unit types vary. The materials already signal that there are multiple unit configurations, since the overall development is planned for around **306 units across two towers**.

Indicative pricing and what it means at this stage

The project pages mention **SOLANO GRAND pricing** and **indicative pricing**, plus structured access to brochures like an **e-brochure** and later updates such as an **image gallery**. At pre-launch, "indicative" usually means it can be adjusted as the project progresses and final configurations are confirmed.

So treat pricing as a budgeting anchor, not a final contract figure. If you are preparing finances early, use indicative pricing to estimate monthly affordability and buffer for potential adjustments rather than building your entire decision on a single displayed number.

The trade-off buyers sometimes miss

Priority viewing can make it easier to decide faster, but it can also pressure you to react too quickly if you do not plan your questions. The best way to avoid that is to go in with a short list in your head, not with a full expectation that everything will be answered instantly.

If the project materials are still being updated, some answers may be limited during the preview. That is normal for projects described as pre-launch / coming soon. Your job during viewing is to clarify what is known now, and what will likely change later.

SOLANO GRAND developer context: CDL and what that typically signals

CDL is named as the **SOLANO GRAND developer** in the verified details. CDL's materials also state the land bidding outcome at **\$252.9 million** for the identified site. While developer branding is not a substitute for your own due diligence, the verified facts do give you something concrete to anchor on: the scale and the planned structure of the development.

In other words, this is not a tiny project or a vague "coming soon" listing. The materials describe a sizable land parcel, a plan for **two high-rise residential towers**, and a unit count around **306**. That tends to influence how buyers should think about things like lift access, shared facilities, and the kind of density you will be living with.

Building your decision using the preview resources

One advantage of the Solano Grand rollout is that the project materials point to multiple ways of understanding the development. Even before you visit, you are encouraged to review things like:

- the **SOLANO GRAND brochure**
- the **SOLANO GRAND e-brochure** (mentioned as part of the pre-launch flow)
- **SOLANO GRAND floor plans**
- **SOLANO GRAND video**
- **SOLANO GRAND image gallery**
- the **SOLANO GRAND contact** channel for questions
- the **SOLANO GRAND priority queue** access for VVIP preview

For practical decision-making, the method I have seen work best is to do it in layers. Start with the brochure and floor plans to filter out layouts that do not suit you. Then, use the preview appointment to validate what the paper plans cannot fully show, like room feel, practical flow, and whether the spaces support your daily habits.

If you try to decide only from photos and renderings, you might miss what your family actually experiences. If you decide only after one show unit look, you might overlook alternatives within the same project. Layering reduces regret.

Questions to ask when you book your SOLANO GRAND VVIP preview

A lot of buyers show up and ask “What is the price?” or “When will it be ready?” Those are important, but you will get more value if you combine timing questions with product questions. Based on what is available in the verified info, you can reasonably ask about:

- How the **indicative pricing** is presented, and when final figures are expected to be clarified
- Which **floor plan types** are currently available for review during the VVIP preview
- How the **e-brochure** and **brochure** release process works for registered previewers
- What updates are expected in the **image gallery** and **video** materials after the preview phase
- The appointment details for visiting the **SOLANO GRAND showflat**

If you feel a bit unsure about what to ask, lean on this principle: ask questions that change your decision, not questions that simply repeat what is on the page.

How to proceed: book appointment for priority viewing

If you want **priority queue** access to the SOLANO GRAND VVIP preview, the next step is to register for a **showflat appointment** through the project’s public-facing booking process. The verified information confirms that the project supports appointment registration for preview access, and includes a **contact** channel for enquiries.

The best timing move is usually simple: if you are interested enough to read this, you are already past the “casual browsing” stage. Solano Grand is described as coming soon, and VVIP preview access is designed to allocate limited viewing time. Booking earlier keeps more options open and reduces the chance that your viewing lines up with a less convenient date.

When you do book appointment for SOLANO GRAND, treat the preview as a working session. Bring your floor plan questions, confirm what the indicative information means for your budgeting, and verify which unit types are the most sensible for your lifestyle. If you do that, priority viewing stops being just a privilege. It becomes a serious advantage.

Quick recap of verified highlights you should remember

Solano Grand is a **99-year leasehold executive condominium** at **Senja Close, Bukit Panjang** (District 23), developed by **CDL**. It is described as the **first new EC in Bukit Panjang in close to 15 years**. CDL's materials reference a **109,354 sq ft site** and a **top bid of S\$252.9 million**, with plans for about **306 units across two high-rise residential towers**. The project materials point to **Jelapang LRT**, the **Bukit Panjang MRT/LRT interchange**, and expressways including **KJE** and **BKE**, plus amenities like **Hillion Mall, Bukit Panjang Plaza**, and **Greenridge Shopping Centre**, alongside nearby schools and green spaces such as **GESS** and the parks in the area.

If that aligns with what you are looking for, book your appointment for the **SOLANO GRAND VVIP preview** while slots are still being allocated through the **SOLANO GRAND priority queue**.