

If you are tracking Executive Condominiums in the Woodlands area, WYNWOOD GRAND is one name that keeps showing up in conversations for a simple reason: it is tied to a real, defined site with an official unit estimate and lease tenure, and it is positioned near a rail node that matters for day to day life.

This is not a project with vague “coming soon” energy. From what is publicly stated by the developer and the relevant public tender records, WYNWOOD GRAND is an upcoming Executive Condominium by City Developments Limited (CDL). The site is at Woodlands Drive 17, and the development is expected to be on a 99-year leasehold basis with an estimated 430 units.

Below, I will break down what you can say confidently about the project details right now: the estimated number of units, the leasehold tenure, and the location context, including nearby infrastructure and amenities. I will also share how buyers typically weigh these factors when they are deciding whether to book a showflat, request a brochure, or submit an enquiry through the developer’s channel.

What WYNWOOD GRAND is, based on the official project positioning

CDL lists WYNWOOD GRAND under its upcoming launches, and the project page describes it as an Executive Condominium located at Woodlands Drive 17. The same project page also frames it as being next to Woodlands Healing Garden and minutes from Woodlands South MRT.

That “next to a garden” phrasing matters in practice. Even if you do not treat it as a guaranteed view outcome, proximity to green space often changes the feel of the precinct you walk into. I have seen buyers react strongly to this during site visits, especially those who want a calmer environment for morning routines, weekend walks, or simply to avoid the sensation of living “inside a concrete bowl.”

What makes WYNWOOD GRAND stand out for EC watchers is that it is not just a name and a location pin. The public tender information around the Woodlands Drive 17 EC site is tied to actual government records on site details, completion timeline, and the expected yield in the range of units that later aligns with the developer’s estimate.

Estimated units: why 430 is a meaningful number (even before the floor plans land)

The developer’s upcoming-launch listing shows an estimated 430 units. That number matters because it influences how people expect the development to function day to day.

A higher unit count often means there will be more competition for lift lobbies, more households sharing common areas, and a denser rhythm across the morning and evening peak. That is not automatically bad. Many residents prefer the convenience and liveliness that comes with a bigger EC, especially if you plan to rely on nearby amenities like shopping malls, schools, and healthcare clusters.

However, unit count also interacts with your expectations about facilities and the “feel” of the estate. Two developments can both be “executive condominiums,” but if one is clearly positioned as a smaller community, buyers may anticipate more quiet corners, fewer queues, and easier flow through shared areas. In contrast, a project with an estimated 430 units will usually be evaluated with an assumption of a busier, more structured estate.

One important nuance here: the public unit estimate has been discussed in government GLS material earlier as being about 420 EC units, and the later developer listing shows 430 estimated units. Those are close enough that

it is reasonable to treat this as a range rather than a single rigid figure. In other words, if you are assessing crowding or communal living dynamics, think “roughly low 400s,” not “exactly 430” as if it is a final floor-by-floor certainty.

Leasehold tenure: 99 years and how that affects the buyer mindset

WYNWOOD GRAND is presented as a 99-year leasehold project. For many buyers, lease tenure is one of the first checkpoints because it affects long-term planning, resale considerations, and the way you interpret the project’s value over time.

A 99-year leasehold tenure is typical for newer EC launches, but what matters is how you connect it to your own timeline. If you are buying with a shorter horizon, you will likely focus more on livability, immediate convenience, and how the home aligns with your family plans. If you are buying with a longer horizon, you will pay more attention to how the neighbourhood matures, the strength of nearby amenities, and whether the estate remains desirable as the years pass.

In my experience, buyers who are actively comparing an EC versus other housing types tend to ask slightly different questions depending on lease tenure. With 99 years, the “expiry anxiety” is usually lower than with shorter leases. Still, savvy buyers will keep a close eye on the actual completion timeline and the overall estate positioning, because those factors determine whether you get to enjoy the home at a comfortable stage of the lease.

Location: Woodlands Drive 17, next to Woodlands Healing Garden, and close to Woodlands South MRT

The most concrete and buyer-relevant detail you can anchor to is the address and proximity points stated by the developer.

WYNWOOD GRAND is at Woodlands Drive 17, and the project page describes it as beside Woodlands Healing Garden and minutes from Woodlands South MRT. The “minutes from” language is a useful directional clue. It tells you the development is not meant to feel disconnected from transit.

If you commute, proximity to an MRT station tends to matter more than people expect, especially when routines become automatic. Even a small difference in walking time can add up across years of weekday travel. When I speak with homebuyers, the conversation often shifts from “Is it near MRT?” to “How easy is it to do everyday errands without thinking?” That is where a station minutes away becomes practical, not theoretical.

The wider area context is also supported by nearby amenities named on the project page. CDL’s description points to Causeway Point, Woods Square, Woodlands Health Campus, and Woodlands Civic Centre as nearby conveniences.

Let’s break down why those specific categories tend to influence day-to-day living:

- A mall like Causeway Point often becomes your default errand hub, because you can combine groceries, dining, and services without building a route around multiple places.
- Woods Square offers another layer of retail and lifestyle options in the precinct.
- Woodlands Health Campus is the kind of anchor that gives households a peace-of-mind factor, particularly for families who want strong healthcare access without stretching travel times.
- Woodlands Civic Centre is a reminder that the neighbourhood is not just residential, it is also administrative and community-oriented.

When these amenities are clustered near a home, buyers often find that the “time cost” of living decreases, even if they never sit down and measure it. That is the kind of value that shows up when you are tired, rushing, or planning around kids’ schedules.

Transit detail worth noting: a covered linkway connection from Woodlands South MRT

One of the more interesting specifics in the public additional conditions document is the reference to a covered linkway connection from Woodlands South MRT Station Exit 5 toward the development.

This is the kind of detail that sounds minor until you experience it. Covered walkways can change the daily routine in rainy weather and in heavy sun. If you have walked from a station to a development without shelter, you know how quickly comfort and convenience become a factor in whether you enjoy the commute.

It also helps set expectations about the “experience” of the commute path. While it does not guarantee distances or travel minutes in a marketing sense, it does signal a deliberate effort to connect the estate to transit infrastructure in a more resident-friendly way.

Site scale and planning parameters: what the tender records tell you

If you like to ground your decision in actual site parameters, the tender record for the Woodlands Drive 17 EC site includes several details that help you understand how the project might be shaped.

From the public information, the site area is 26,979.9 sqm. The maximum Gross Floor Area (GFA) is 56,658 sqm, and the maximum building height is 61m (with the document referencing SHD conditions in that context). There is also a stated 60-month completion period from tender acceptance.

These numbers do not translate into your unit size or your view directly, but they do give you a credible sense of how the development will be planned in terms of scale and timeline.

A 60-month completion period is particularly relevant because it affects your planning. Many buyers are not only asking “what will the unit be like,” they are also asking “when will I be in it?” If your family schedule depends on the home being ready by a certain milestone, completion timeline becomes a key judgement factor, even before you see the floor plans.

There is also a practical rhythm to how EC sites progress. After a tender is awarded and construction begins, the project visibility often increases step by step. That is why many buyers keep an eye on developer updates such as the enquiry channel and upcoming project brochures, even if the detailed unit layouts are not yet publicly confirmed.

Timeline context: how the Woodlands Drive 17 EC site progressed

The public record indicates that the Woodlands Drive 17 EC site was launched on 16 October 2025 and awarded on 20 January 2026 for S\$484 million.

Why does this matter for potential buyers? Because it anchors WYNWOOD GRAND to a timeline that is tied to a real award, not just speculation. Award date signals when the project can move from tender and planning into a more concrete execution phase.

In practice, the earliest buyer interactions for an upcoming launch often begin around the time the developer sets up enquiry channels and prepares the project for a staged introduction to the market. That means that if you

are trying to get ahead, watching for developer enquiry responses and project materials is more useful than relying on unofficial “rumours” about pricing or layout.

Right now, it is also fair to say that while the official enquiry page is live, you should not expect pricing or fully released floor plan details to be available at the same time as a basic unit estimate and location. Even when a project looks “active” online, deeper unit information often arrives in phases.

What buyers usually do next: enquiry, brochure requests, and VVIP preview expectations

CDL’s enquiry page for WYNWOOD GRAND is live. It allows prospective buyers to submit interest, and the developer indicates it will respond on the next working day. That is a clear and useful step if you want the latest official updates.

You might also hear people mention items like a WYNWOOD GRAND brochure, a WYNWOOD GRAND VVIP preview, or a WYNWOOD GRAND book appointment. At the moment, what can be supported here is that the enquiry mechanism exists and the official project information is posted. Detailed contents of brochures, exact appointment schedules, and verified showflat opening timings are not guaranteed to be publicly available until the developer releases them.

So the practical approach is this: use the official enquiry channel for the current stage of information you need. If you are trying to evaluate whether to commit, ask for whatever is available at that moment, and request the materials you are actually concerned about, such as layout options or the most up-to-date project timeline.

A small personal anecdote from how people behave during early launch periods: many buyers I meet do not ask only one question. They ask a set of targeted questions in the same enquiry, because they are comparing several ECs at once. They might ask about the next update schedule, the format of a preview, and whether there are constraints that affect their decision like unit availability categories. If you are doing this, it helps to prepare your questions so you do not waste the response time.

WYNWOOD GRAND and the Woodlands EC comparison mindset

The keywords people use when searching for this project often reflect a bigger decision framework, and it helps to speak to that directly.

You may be comparing WYNWOOD GRAND to other “new exec condo in Woodlands” launches, especially those positioned by a major developer like CDL. Some buyers also search using terms like “new exec condo by CDL” because developer capability affects how buyers expect build quality, project stewardship, and how quickly official materials roll out.

Others look for “woodlands drive 17 exec condo” specifically because the site address is a more concrete anchor than any general Woodlands location claim. [District 25 EC launch](#) That approach is smart. When you are making decisions involving lease tenure and long-term living, the site matters.

In conversations, you will also hear phrases like “WYNWOOD GRAND new launch” or “WYNWOOD GRAND new condo.” Those are basically different ways of saying the same thing: it is positioned as a fresh introduction to the EC market, not a resale. The best use of that label is to remind yourself what is likely to be available now versus later. You can reasonably expect location and unit estimate information earlier than you can expect finalized brochures and floor plan details.

Finally, many buyers search for “WYNWOOD GRAND project info,” “WYNWOOD GRAND floor plans,” “WYNWOOD GRAND site plan,” and “WYNWOOD GRAND pricing.” Right now, what you should treat as confirmed is the location, the 99-year leasehold tenure, and the estimated unit count. Floor plan and pricing can exist in the form of future releases, but they should not be assumed until the developer officially shares them.

How to read the “estimated units” and “site scale” together when thinking about unit selection

When people ask about WYNWOOD GRAND floor plans or site planning, a common mistake is to interpret unit numbers as a direct guarantee of layout variety. The estimated 430 units suggests a project will likely have multiple stack options and a mix of apartment categories, but exact distribution is a separate question.

Even before you see WYNWOOD GRAND floor plans, you can still make informed decisions by thinking about what a larger development means for practical living:

If you plan to maximize natural light, you care about orientation and stack placement. If you want quieter living, you might pay attention to how the site planning could position common areas, lift lobbies, and pedestrian routes. The tender record gives building height parameters and scale, but the precise micro-layout will only become clearer once you see the site plan and actual stack diagrams.

That is why buyers who are serious about selection usually wait for the published WYNWOOD GRAND site plan and the first consistent release of unit layout details. The goal is not to “wait and do nothing,” it is to time your decision around the information that actually changes outcomes for you.

Nearby amenities: what to expect from the surrounding Woodlands ecosystem

Let us return to the nearby amenities listed on the project page. These do not replace your own walkabout, but they do shape expectations.

Causeway Point and Woods Square are both the kind of malls where residents can handle routine needs quickly. Woodlands Health Campus is a major anchor for family planning and emergency readiness. Woodlands Civic Centre often contributes to the “community infrastructure” feel of the area.

When buyers say they want “nearby amenities,” they often mean a mix of these categories, not just shopping. They want meals close by, services within reach, healthcare that does not require complicated travel plans, and a neighbourhood that feels functional even outside office hours.

If you are deciding whether to request a WYNWOOD GRAND brochure or book a WYNWOOD GRAND showflat later, this is the practical filter I suggest using. Ask yourself: do these named amenities match the patterns of your family life? If yes, you are already leaning toward a sensible location fit. If not, you might still love the home, but you should know you are choosing convenience patterns that may require more planning.

Reserve your judgement, but move when the official information updates

The most efficient way to handle a new launch is to separate what you can decide today from what you should wait to confirm.

Based on verified project positioning, you can already form a solid understanding of:

- the developer and upcoming-launch status (CDL)
- the location at Woodlands Drive 17
- the estimated unit count around the low 400s, with 430 shown on the developer listing
- the 99-year leasehold tenure
- the transit connection concept through Woodlands South MRT Exit 5 via covered linkway
- the broader site scale and completion timeline from the tender record

What you should not lock in blindly is anything that depends on details not yet confirmed publicly, such as WYNWOOD GRAND pricing figures, the final distribution of unit types, or a complete view of stack-level floor plan choices.

If you want a simple way to manage this, here is a short “next steps” approach that many buyers find practical during early stages:

- Submit your interest through the official WYNWOOD GRAND enquiry page so you receive the next official updates.
- Ask specifically what brochure and preview materials are available at this stage, and whether a WYNWOOD GRAND book appointment is already being scheduled.
- When floor plans are released, compare stack level considerations rather than unit count alone.

That balance helps you avoid getting swept into hype while still staying informed early.

Final thoughts on WYNWOOD GRAND project details

WYNWOOD GRAND is still in the upcoming phase, but the fundamentals are already clear enough to matter. The project is an Executive Condominium by CDL at Woodlands Drive 17, on a 99-year leasehold. It is estimated to have around 430 units, and its location is framed around Woodlands Healing Garden and proximity to Woodlands South MRT, including a mentioned covered linkway connection from Exit 5.

If you are searching for a “new exec condo in woodlands” with a credible site anchor, this combination of confirmed location details and official unit estimate makes WYNWOOD GRAND worth monitoring closely. When the project materials become more detailed, your decision will likely hinge less on broad claims and more on how the specific floor plans, stack placement, and available unit categories fit your lifestyle.

Until then, the best move is straightforward: keep your enquiry active, request the latest official WYNWOOD GRAND brochure updates, and be ready to evaluate floor plans the moment they are published in a consistent and verifiable format.