

Ciudad Cayalá — A New Urbanist District Confronting Guatemala City's Sprawl

City Innovation Library · Good practice · Guatemala

Quality score: 48/100

Evidence strength: Descriptive / self-reported

Summary

A privately built New Urbanist district in Guatemala City — 350 shops, 650 residences and a 2021 CNU Charter Award — that the mayor wants to replicate citywide, yet ~\$1,300/month rents (over double average income) draw criticism as an exclusive enclave.

Key dimensions

Dimension	Score
Evidence of impact / measured results	1/3
Transferability / demonstrated replication	2/3
Scalability	1/3
Sustainability / continuity	2/3
Innovation	3/3
Inclusiveness / equity	0/3
Multi-stakeholder collaboration	1/3

Evaluated by C-NAPSE

Data sources

[C-NAPSE web research](#) — accessed 2026-08-17

[Estudio Urbano](#) — accessed 2026-08-17

[CNU: The Cayalá effect in Guatemala City](#) — accessed 2026-08-17

[Southern Urbanism: A Tale of Two Cities — Cayalá and Antigua, Guatemala](#) — accessed 2026-08-17

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